



# SOUTHWEST WATERFRONT STAGE ONE PUD APPLICATION

## UPDATED PUD SUBMISSION

June 28, 2011

OWNER  
DISTRICT OF COLUMBIA  
OFFICE OF THE DEPUTY MAYOR FOR  
PLANNING AND ECONOMIC DEVELOPMENT

PARCEL 11 OWNER  
ST. AUGUSTINE'S EPISCOPAL CHURCH

MASTER DEVELOPER  
HOFFMAN-MADISON WATERFRONT

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LANDSCAPE ARCHITECT  
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ENGINEER  
MOFFAT & NICHOL

ENVIRONMENTAL ENGINEER  
& MORTON THOMAS & ASSOCIATES, INC.

TRAIL AND TRANSPORTATION  
GOROVE | SLADE ASSOCIATES

ENVIRONMENTAL CONSULTING  
SUSTAINABLE DESIGN CONSULTING, LLC

STRUCTURAL ENGINEER  
RESTI DESIGNERS, INC.

INTERIOR DESIGNER  
SETTY & ASSOCIATES INTERNATIONAL LTD.

ARTIST CONSULTANT  
STREET WORKS

RECEIVED  
D.C. OFFICE OF ZONING  
2011 JUN 28 PM 2:16

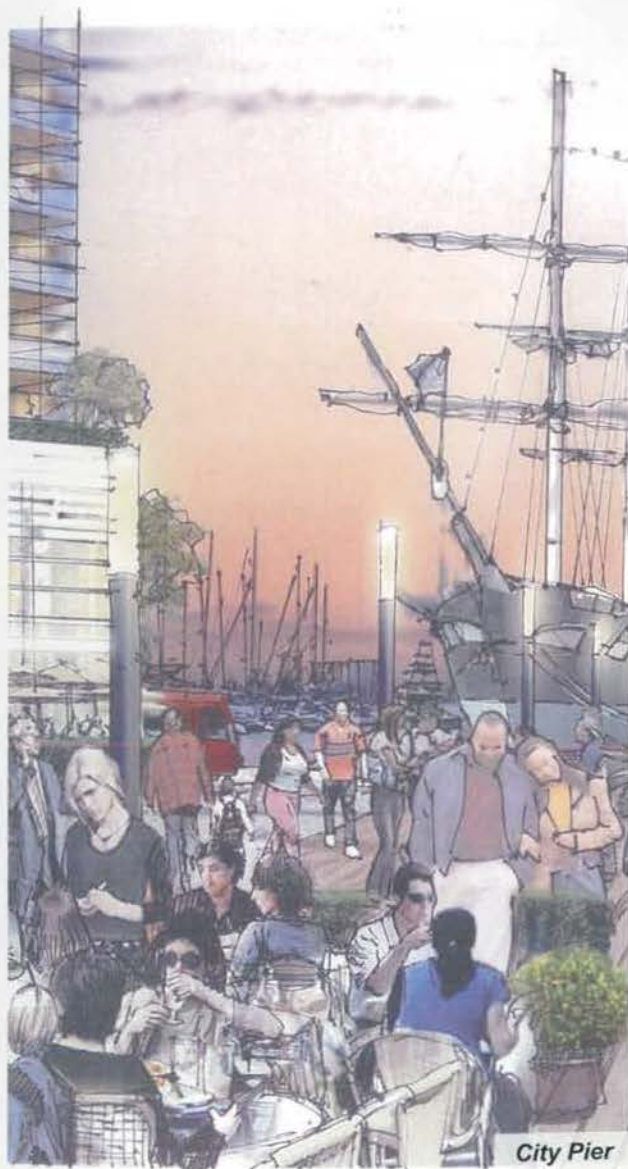
ZONING COMMISSION

District of Columbia

CASE NO.11-03

EXHIBIT NO.26A

11-03  
26



City Pier

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## DRAWING INDEX NO. TITLE

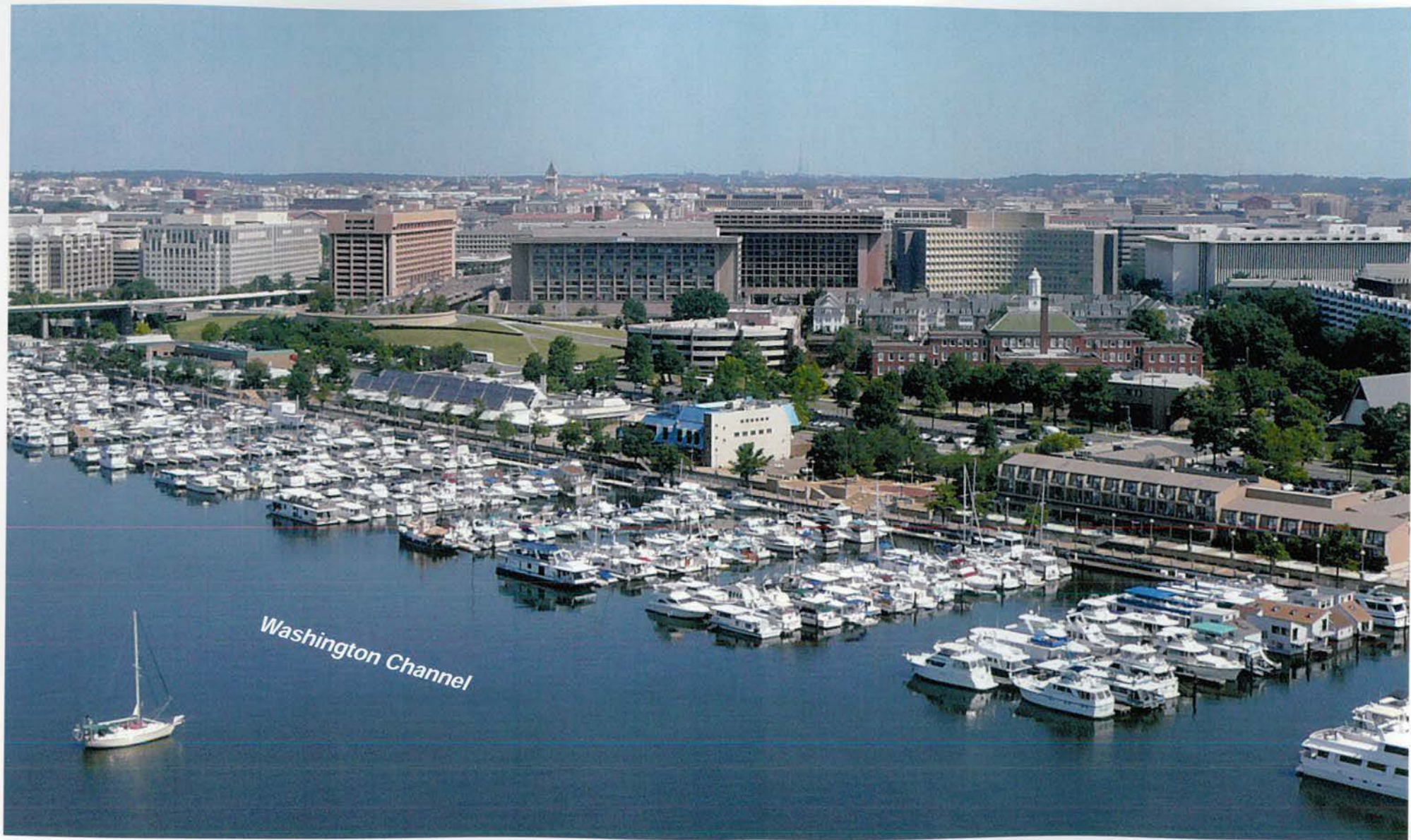
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## FILING REQUIREMENT 11 DCMR SECTION

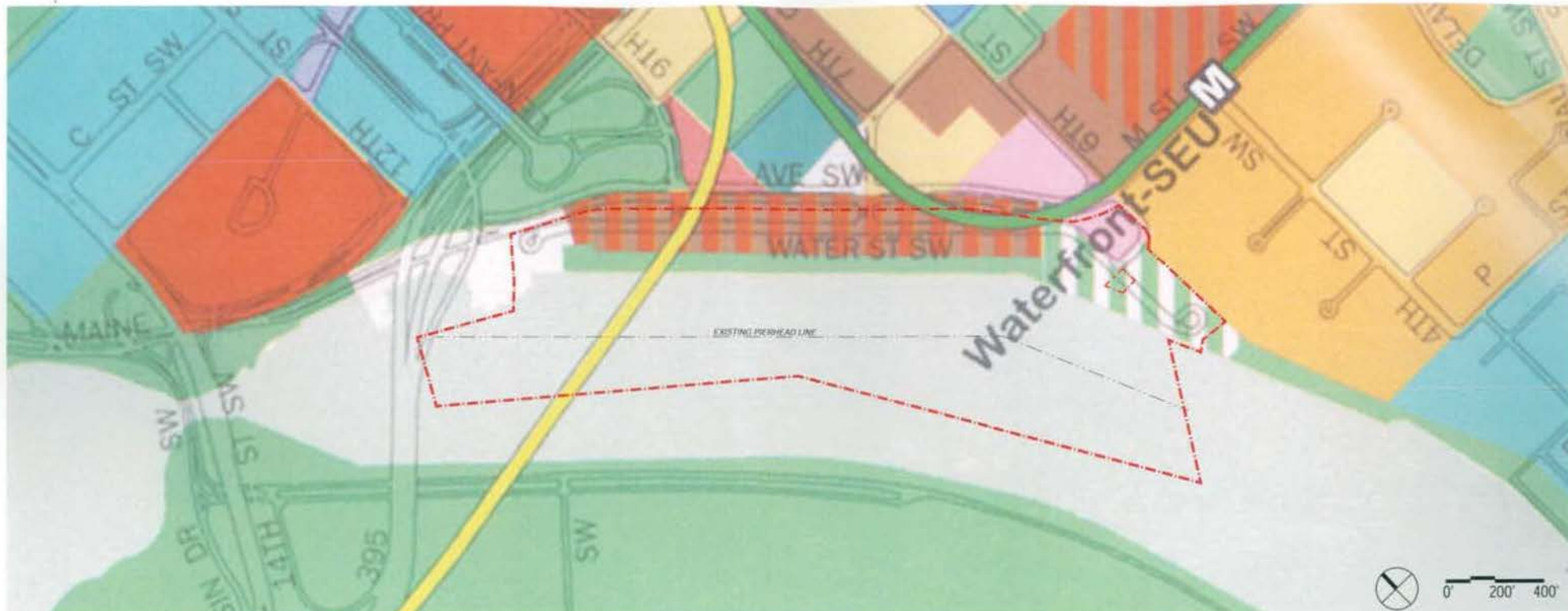


Context









#### Residential Land Use Categories

- Low Density Residential**  
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**  
Defines the District's row house neighborhoods as well as its row house garden apartment complexes. Also applies to areas characterized by a mix of single family homes, townhouses, and row house garden apartments. In some older inner city neighborhoods with this designation there may also be existing multi-story apartment buildings.
- Medium Density Residential**  
Defines neighborhoods or areas where mid-rise (7 stories) apartment buildings are the predominant use. Flats of six and moderate density housing may also exist within these areas. This designation also may apply to high residential buildings but limited by large areas of permanent open space.
- High Density Residential**  
Defines neighborhoods and corridors where high-rise (10 stories or more) apartment buildings are the predominant use. Flats of six and moderate density housing may exist within these areas.

#### Commercial Land Use Categories

- Low Density Commercial**  
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small businesses districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. These commercial districts are not considered primary of use to draw away commercial buildings.
- Moderate Density Commercial**  
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Buildings are larger and taller than those of low-density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**  
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a broader market area. Buildings are generally six to ten stories tall. These areas are moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**  
Defines the central employment district of the city and other major office employment centers on the downtown peninsula. Characterized by office and mixed office/residential buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.
- Production, Distribution, and Repair**  
This category defines areas characterized by manufacturing, warehousing, and distribution centers, transportation services, food services, printing and publishing, tourism support services, and commercial, institutional, and utility activities which may require substantial buffering from residential and light business uses such as housing. This category is also used to denote related rights-of-way, including and maintenance yards, bus garages, and vehicle yards related to the movement of freight, such as truck terminals.

#### Public and Institutional Land Use Categories

- Federal**  
Includes land and facilities owned, occupied and used by the federal government, including parks and open space that include military bases, federal government buildings, the International Children's Center, federal hospitals, and various federal government activities. The "Federal" category generally describes knowledge rather than use. Land with this designation is generally not subject to zoning.
- Local Public Facilities**  
Includes land and facilities occupied and used by the District of Columbia government or other local government agencies such as DMV's, including parks and open space. Uses include police, schools including charter schools, public hospitals, government office complexes, and various local government activities. Because of the scale of the map, local public facilities smaller than one acre—including some of the District's libraries, police and fire stations, and senior centers—may not be shown.
- Institutional**  
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Because of the scale of the map, smaller institutional uses such as churches are generally not shown unless they are located on sites that are several acres in size.
- Parks, Recreation, and Open Space**  
Includes the federal and District park systems, including the National Parks, the cities and squares of the U.S. City and District neighborhoods, the National Mall, settings for significant commemorations events, various federal buildings such as the White House and the U.S. Capitol grounds, and various open spaces including parks and associated recreational facilities. It also includes permanent open space uses such as cemeteries, open space surrounded with urban uses such as the Lincoln and Madison Memorial Avenues, and open space along highways such as the Annapolis Parkway. This category includes a mix of passive open space for the general public and active and passive recreation and active open space (as requested).

#### Mixed Land Use

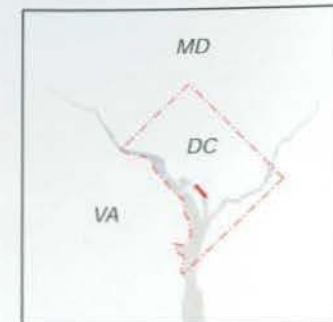
Areas where the mixing of two or three land uses is encouraged are shown using striped patterns. The colors of the stripes correspond to the specific land uses. The general zoning and intensity of development within a Mixed Use area is determined by the specific mix of uses. If the District's intent is to emphasize one use over the other, the example ground floor retail with three stories of housing above, the map may indicate the intended use by showing it at a slightly higher opacity (or this case "Moderate Density Residential" over "Low Density Commercial"). The Comprehensive Plan Area's intent is to provide additional detail on the specific mix of uses promoted.

- Water Bodies**
- Metro Stations**
- Metro Lines**

## Legend

--- PUD Site Boundary

\* SOURCE: DISTRICT OF COLUMBIA OFFICE OF PLANNING, "COMPREHENSIVE LAND USE MAP"



**SITE LOCATION**

### Legend

--- PUD Site Boundary

\* SQUARE 473/LOT 819 IS NOT PART OF THE PLANNED UNIT DEVELOPMENT APPLICATION



**SOUTHWEST WATERFRONT**  
STAGE ONE PUD APPLICATION

JUNE 28, 2011

**AERIAL & SITE LOCATION PLAN**  
HOFFMAN - MADISON WATERFRONT





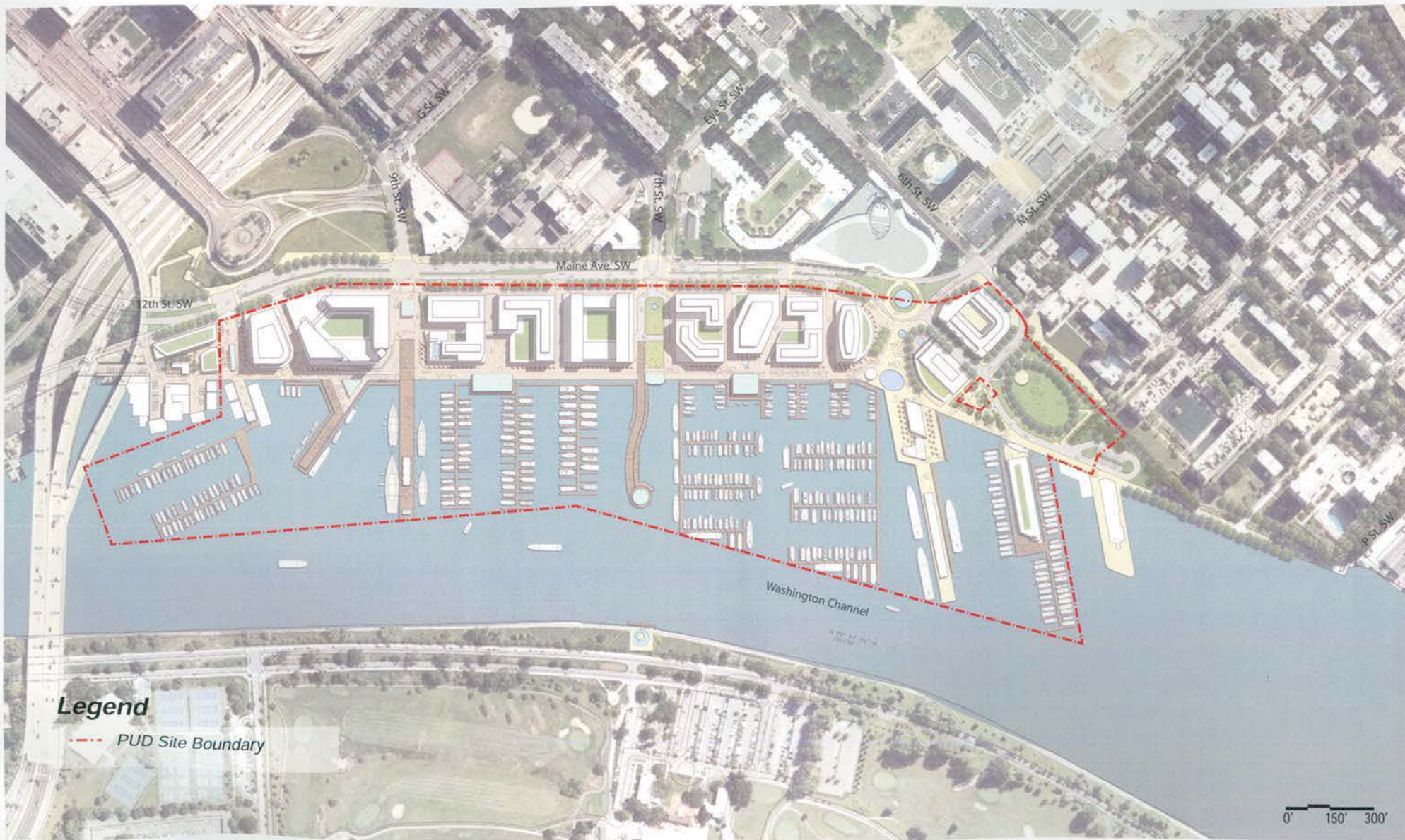
Looking Northwest Into Site



### Legend

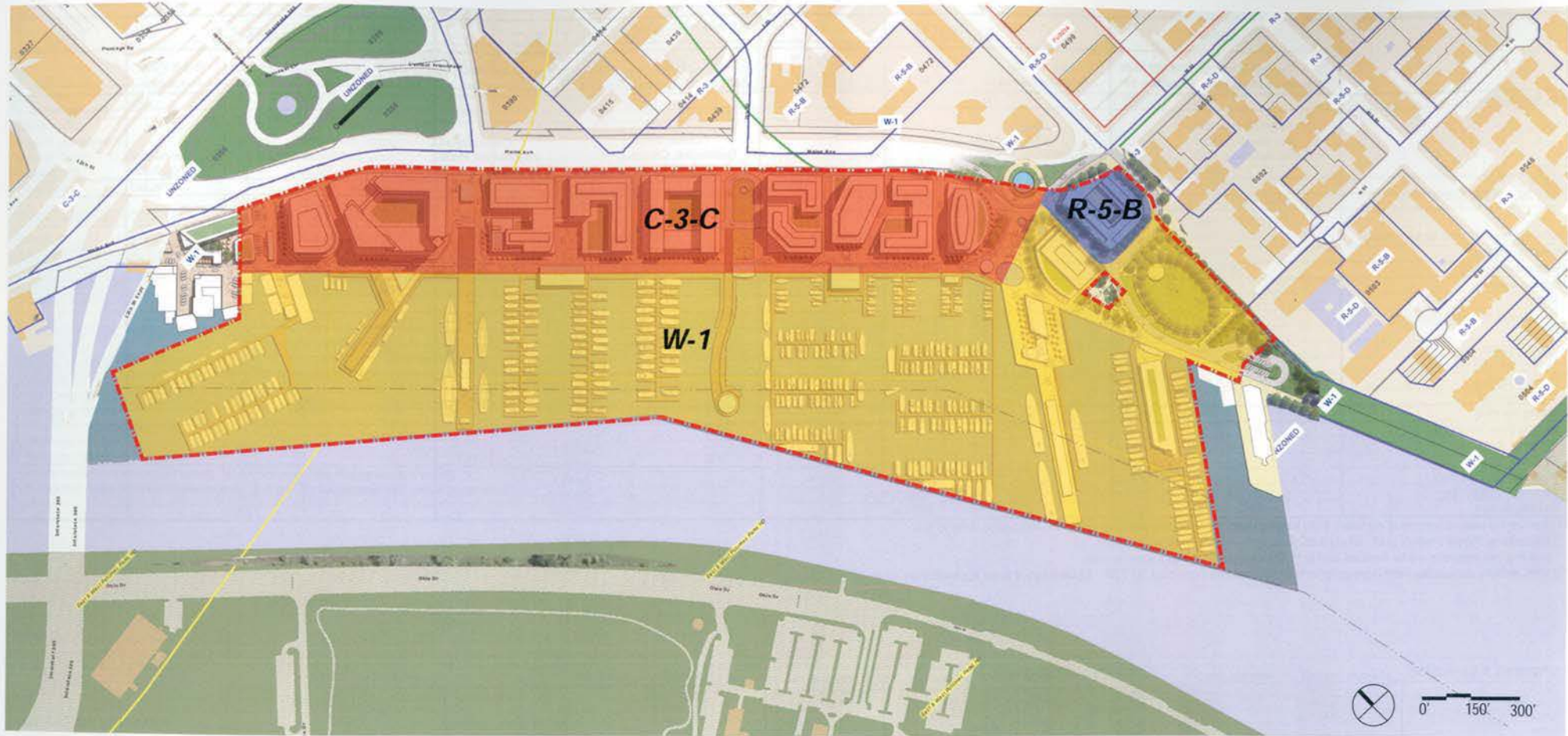
- Residential
- Office
- Institutional
- Commercial
- Cultural
- PUD Site Boundary
- View







Zoning



## Legend

- Proposed C-3-C Zoning
- Proposed W-1 Zoning
- Proposed R-5-B Zoning
- PUD Site Boundary

## BASE UNDERLAY MAP

\*SOURCE: DISTRICT OF COLUMBIA OFFICE OF ZONING, "DISTRICT OF COLUMBIA ZONING MAP."



**SOUTHWEST WATERFRONT**  
STAGE ONE PUD APPLICATION

JUNE 28, 2011

**PROPOSED ZONING**  
HOFFMAN - MADISON WATERFRONT



	Existing		Landside W-1			Landside C-3-C			Landside R-5-B			Total
	W-1 (Current Zoning) Allowable/Required	DCMR Title Section 11	W-1 PUD Allowable/Required	DCMR Title Section 11	W-1 PUD Proposed	C-3-C PUD Allowable/Required	DCMR Title Section 11	C-3-C PUD Proposed	R-5-B PUD Allowable/Required	DCMR Title Section 11	R-5-B PUD Proposed	
<b>Lot Occupancy:</b>	80%	932.1	80%	932.1	12%	100%	772.1	60%	60%	403.2	73%	47%
<b>Uses:</b>	Retail, Residential, Commercial, Hotel, Recreational, Boat Club, Marina	901.1	Office, Retail, Residential, Church, Hotel, Recreational	901.1	Office, Retail	Office, Retail, Residential, Church, Hotel, College, Theater	740.8	Office, Retail, Residential, Hotel, Theater	Residential, Church, Retail	350.4	Residential, Church, Retail	Office, Retail, Residential, Church, Hotel, Theater, Recreational
<b>Site Area:</b>	991,113		222,854		222,854	651,318		651,318	56,941		56,941	991,113
<b>Floor Area Ratio (FAR):</b>	2.5 (Res) 1.0 (Other)	931.2	3.0 (Res) 1.0 (Other)	2405.2		8.00	2405.2		3.00	2405.2		3.19
<b>Building Area (Gross Square Feet)</b>	2,477,782 (Res) 991,113 (Other)		668,562 (Res) 222,854 (Other)		65,000 (Office, Retail)	5,210,544		2,980,000	170,823		120,000	3,165,000
<b>Building Height:</b>	45 Feet	930.1	60 Feet	930.1	60 Feet	130 Feet	2405.1	130 Feet	60 Feet	2405.1	45 Feet (2)	130 Feet
<b>Penthouse Height:</b>	18.5 Feet	936.1	18.5 Feet	936.1	18.5 Feet	18.5 Feet	770.6	18.5 Feet	18.5 Feet	411	12 Feet	18.5 Feet
<b>Parking Spaces</b>	2,833		146			2,336			155			2,100-2,650
Retail	603	2101.01	36	2101.01		563	2101.01			2101.01		
Residential (Multiple Dwelling)	642	2101.01	83	2101.01		419	2101.01		125	2101.01		
Office	596	2101.01	27	2101.01		568	2101.01			2101.01		
Hotel (Rooms)	325	2101.01		2101.01		163	2101.01			2101.01		
Hotel (Function Rooms)	28	2101.01		2101.01		14	2101.01			2101.01		
Performing Arts	610	2101.01		2101.01		610	2101.01			2101.01		
Civic (Church)	30	2101.01		2101.01			2101.01		30	2101.01		
<b>Bicycle Parking</b>	142	2119.2	7	2119.2		117	2119.2		8	2119.2		1,500-2,200
<b>Loading (See Note (1)):</b>												
30' Deep Berths	6	2201.1	3	2201.1		5	2201.1		0	2201.1		18
55' Deep Berths	4	2201.1	0	2201.1		4	2201.1		1	2201.1		3
Platform - 100 Sq. Ft.	6	2201.1	3	2201.1		5	2201.1		0	2201.1		4
Platform - 200 Ft. Sq.	4	2201.1	0	2201.1		4	2201.1		1	2201.1		8
Delivery Space	5	2201.1	2	2201.1		4	2201.1		1	2201.1		13

(1) Typical Parcels will include at minimum 2-30' loading bays, 1 conforming platform, and 1 delivery space, refer to 5.1

Exceptions: Parcel 2 which shall include 3-55' loading bays and 1 delivery platform

Loading requirements will be finalized during PUD submission with above grade uses

(2) With partially occupiable penthouse no taller than 57 ft and no more than .37 FAR. Church height to be approximately 49 ft

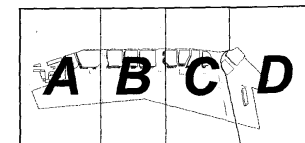
SEGMENT A LANDSIDE	Minimum Use GSF	Maximum Use GSF
Retail	50,000	150,000
Residential	200,000	400,000
Office	200,000	325,000
Hotel	0	120,000
Cultural/Performing Arts	85,000	105,000
Segment A Maximum:		775,000

SEGMENT C LANDSIDE	Minimum Use GSF	Maximum Use GSF
Retail	50,000	100,000
Residential	530,000	975,000
Office	0	450,000
Hotel	0	120,000
Segment C Maximum:		1,105,000

LANDSIDE SUMMARY	Maximum Use GSF
Segment A	775,000
Segment B	1,100,000
Segment C	1,105,000
Segment D	185,000
Landside Maximum:	3,165,000

SEGMENT B LANDSIDE	Minimum Use GSF	Maximum Use GSF
Retail	100,000	175,000
Residential	250,000	300,000
Office	175,000	300,000
Hotel	400,000	500,000
Segment B Maximum:		1,100,000

SEGMENT D LANDSIDE	Minimum Use GSF	Maximum Use GSF
Retail	10,000	30,000
Residential	100,000	150,000
Office	0	50,000
Civic (Church)	0	15,000
Segment D Maximum:		185,000



	Existing		Waterside W-1		
	W-1 (Current Zoning) Allowable/Required	DCMR Title Section 11	W-1 PUD Allowable/Required	DCMR Title Section 11	W-1 PUD Proposed
<b>Lot Occupancy:</b>	80%	932.1	80%	932.1	33%
<b>Uses:</b>	Retail, Residential, Commercial, Hotel, Recreational, Boat Club, Marina	901.1	Office, Retail, Residential, Church, Hotel, Recreational	901.1	Residential, Retail, Recreational
<b>Site Area:</b>	167,393		167,393		167,393
<b>Floor Area Ratio (FAR):</b>	2.5 (Residential) 1.0 (Other Uses)	931.2	3.0 (Residential) 1.0 (Other Uses)	2405.2	0.68
<b>Building Area (Gross Square Feet)</b>	418,483 (Residential) 167,393 (Other Uses)		502,179 (Residential) 167,393 (Other Uses)		50,000 (Residential) 64,000 (Other Uses)
<b>Building Height:</b>	45 Feet	930.1	60 Feet	930.1	60 Feet
<b>Penthouse Height:</b>	18.5 Feet	936.1	18.5 Feet	936.1	18.5 Feet
<b>Parking Spaces (1)</b>	72				
Retail	28	2101.01		2101.01	
Residential (One Family Dwelling)	24	2101.01		2101.01	28
Recreation	20	2101.01		2101.01	
<b>Bicycle Parking</b>	4	2119.2		2119.2	
<b>Loading (2)</b>					
30' Deep Berths	3	2201.1		2201.1	
55' Deep Berths		2201.1		2201.1	
Platform - 100 Sq. Ft.	3	2201.1		2201.1	
Platform - 200 Ft. Sq.		2201.1		2201.1	
Delivery Space	2	2201.1		2201.1	

(1) Recreational and Retail Parking Provided in Landside Below-Grade Parking

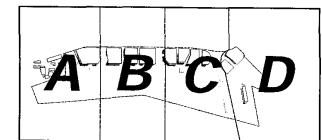
(2) Loading requirements will be finalized during PUD submission with above grade uses

#### WATERSIDE SUMMARY

	Minimum Use GSF	Maximum Use GSF
Segment A	2,000	5,000
Segment B	5,000	11,000
Segment C	24,000	48,000
Segment D	0	50,000
<b>Waterside Maximum:</b>		114,000

#### SUMMARY BY USE

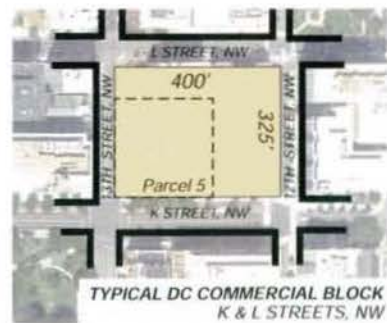
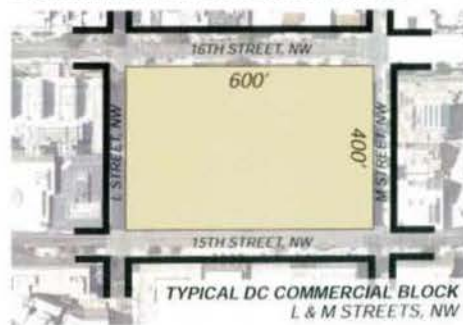
	Minimum Use GSF	Maximum Use GSF
Retail	0	24,000
Residential	0	50,000
Recreational	19,000	40,000
<b>Segment D Maximum:</b>		114,000





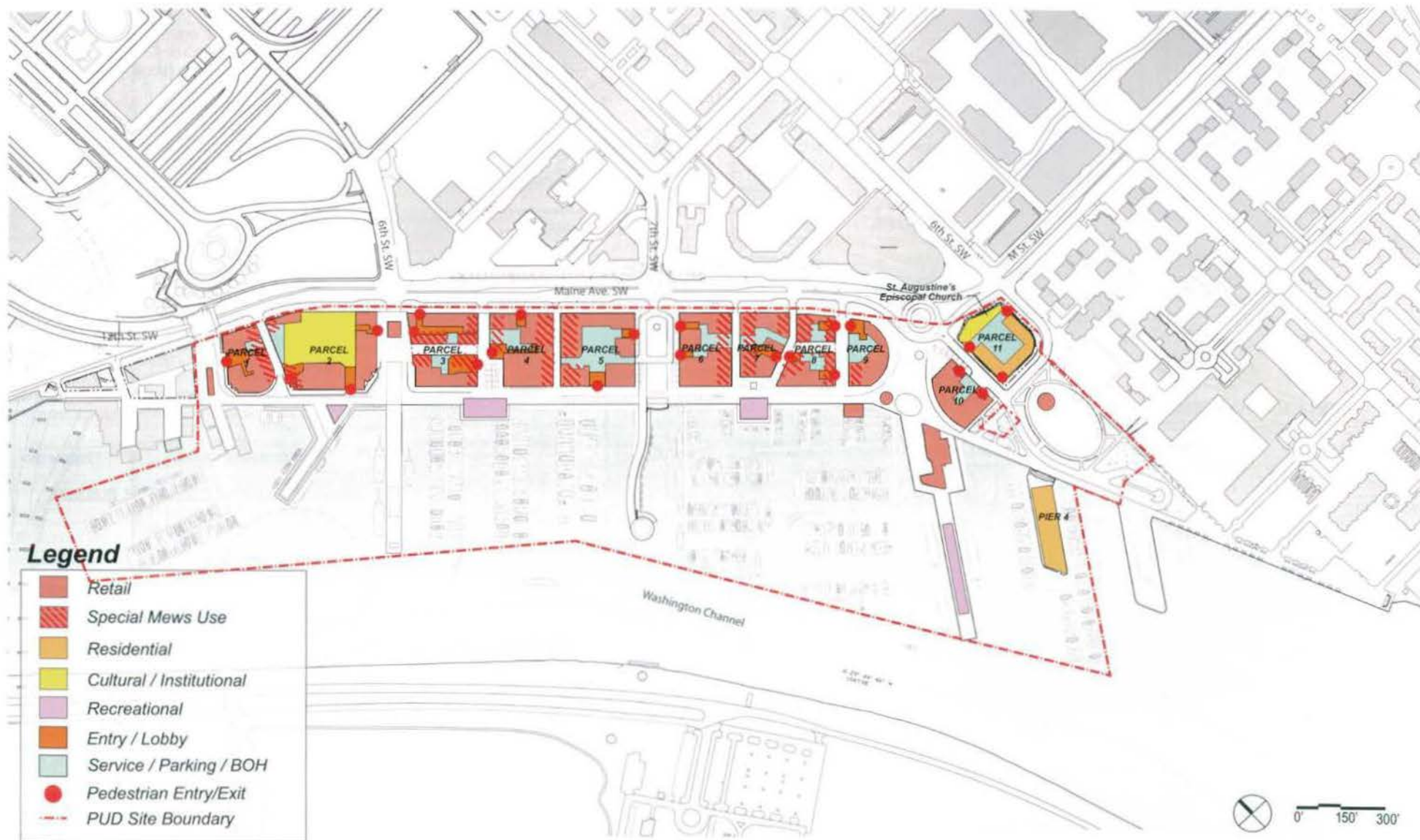


### COMPARATIVE BLOCK ANALYSIS



### Legend

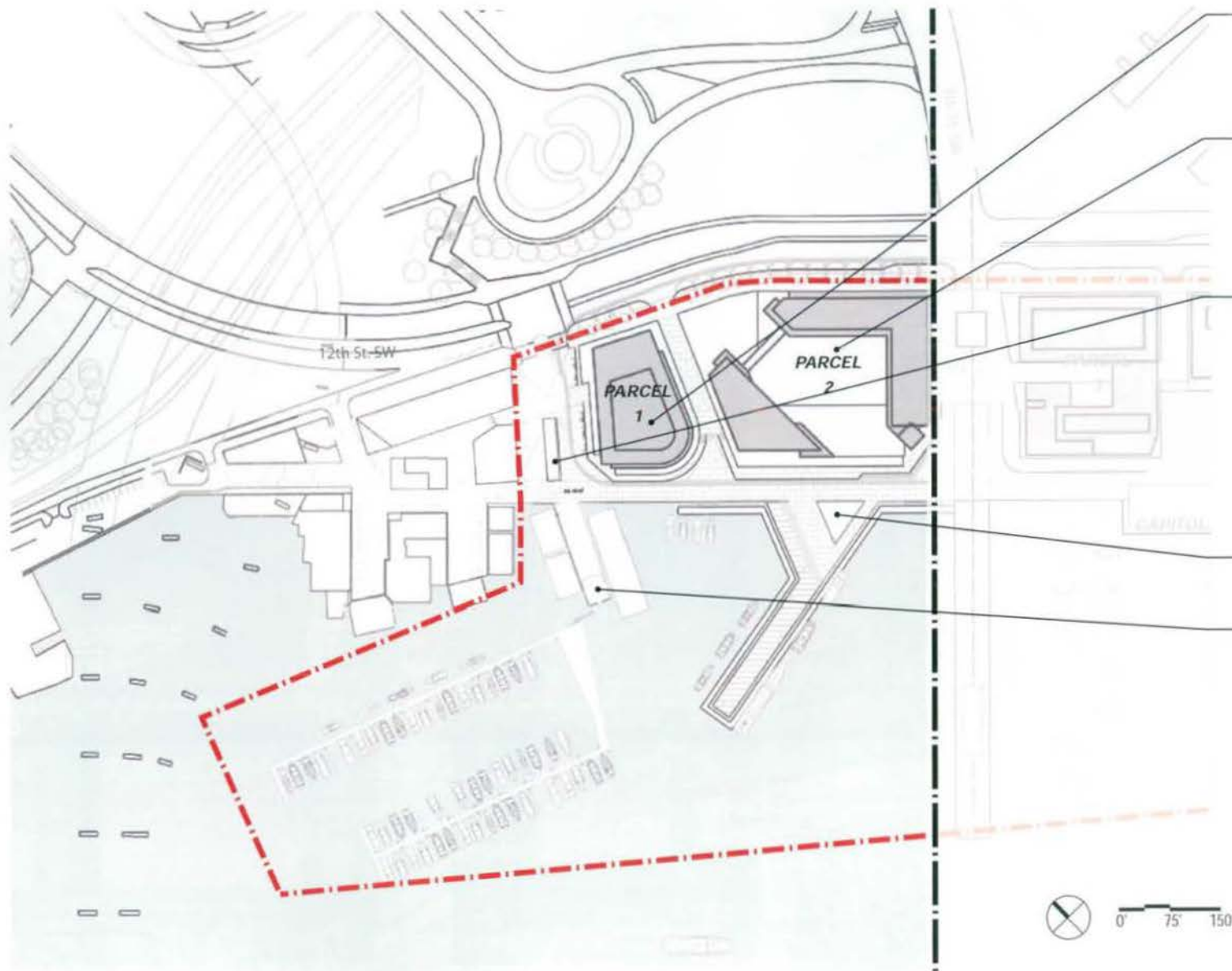
- +13' Grade Elevation
- 190' Parcel Dimension
- PUD Site Boundary



**SOUTHWEST WATERFRONT**  
STAGE ONE PUD APPLICATION

JUNE 28, 2013





#### **PARCEL 1**

- 2-4 FLOOR BASE WITH 6-10 FLOOR TOWER
- 130' BUILDING HEIGHT
- RETAIL @ GROUND FLOOR AND PARTIAL SECOND FLOOR
- OFFICE BUILDING

#### **PARCEL 2**

- 1-4 FLOOR BASE WITH 8-12 FLOOR TOWER
- 130' BUILDING HEIGHT
- RETAIL @ GROUND FLOOR AND PARTIAL SECOND FLOOR
- 2 RESIDENTIAL BUILDINGS
- OFFICE (OVER RETAIL IN BASE)
- PERFORMING ARTS THEATER OR CULTURAL

#### **MARKET PAVILION**

- 1 FLOOR/ 20' BUILDING HEIGHT
- RETAIL PAVILIONS

#### **SEGMENT A LAND USE AREAS**

- RETAIL 50,000 GSF to 150,000 GSF
- RESIDENTIAL 200,000 GSF to 400,000 GSF
- OFFICE 200,000 GSF to 325,000 GSF
- PERFORMING ARTS 85,000 GSF to 105,000 GSF

LANDSIDE MAXIMUM: 775,000 GSF

#### **TRANSIT PIER TERMINAL BUILDING**

- 1 OR 2 FLOORS
- RECREATIONAL BUILDING

#### **MARKET PIER TENSIVE STRUCTURE**

#### **SEGMENT A WATERSIDE USE AREAS**

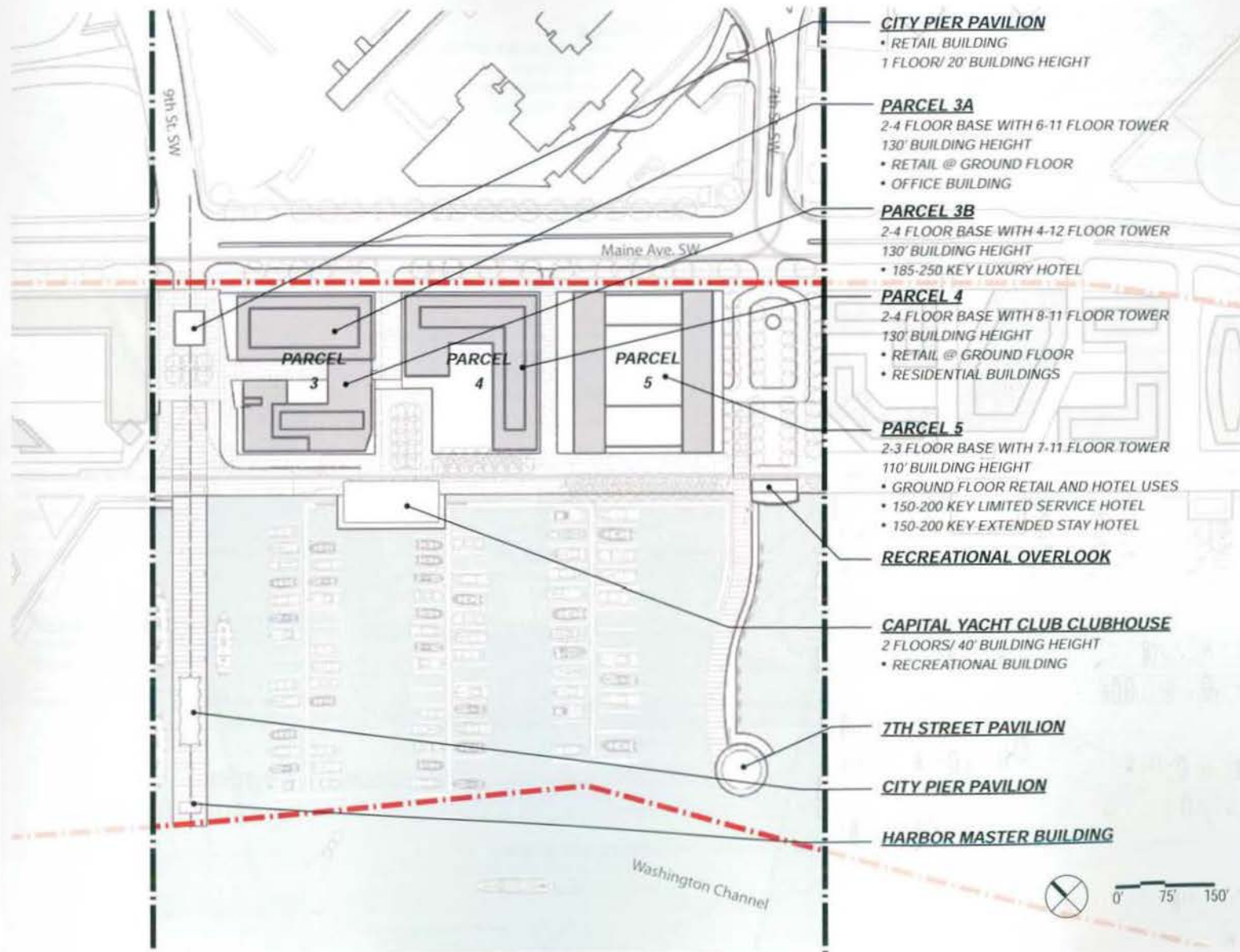
- RECREATIONAL 2,000 GSF to 5,000 GSF

WATERSIDE MAXIMUM: 5,000 GSF

### **Legend**

--- PUD Site Boundary





#### SEGMENT B LAND USE AREAS

• RETAIL	100,000 GSF to 175,000 GSF
• RESIDENTIAL	250,000 GSF to 300,000 GSF
• OFFICE	175,000 GSF to 250,000 GSF
• HOTEL	400,000 GSF to 500,000 GSF

LANDSIDE MAXIMUM: 1,100,000 GSF

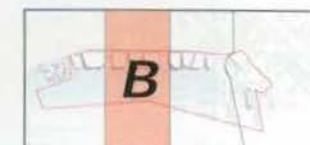
#### SEGMENT B WATERSIDE USE AREAS

• RECREATIONAL	5,000 GSF to 11,000 GSF
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WATERSIDE MAXIMUM: 6,000 GSF

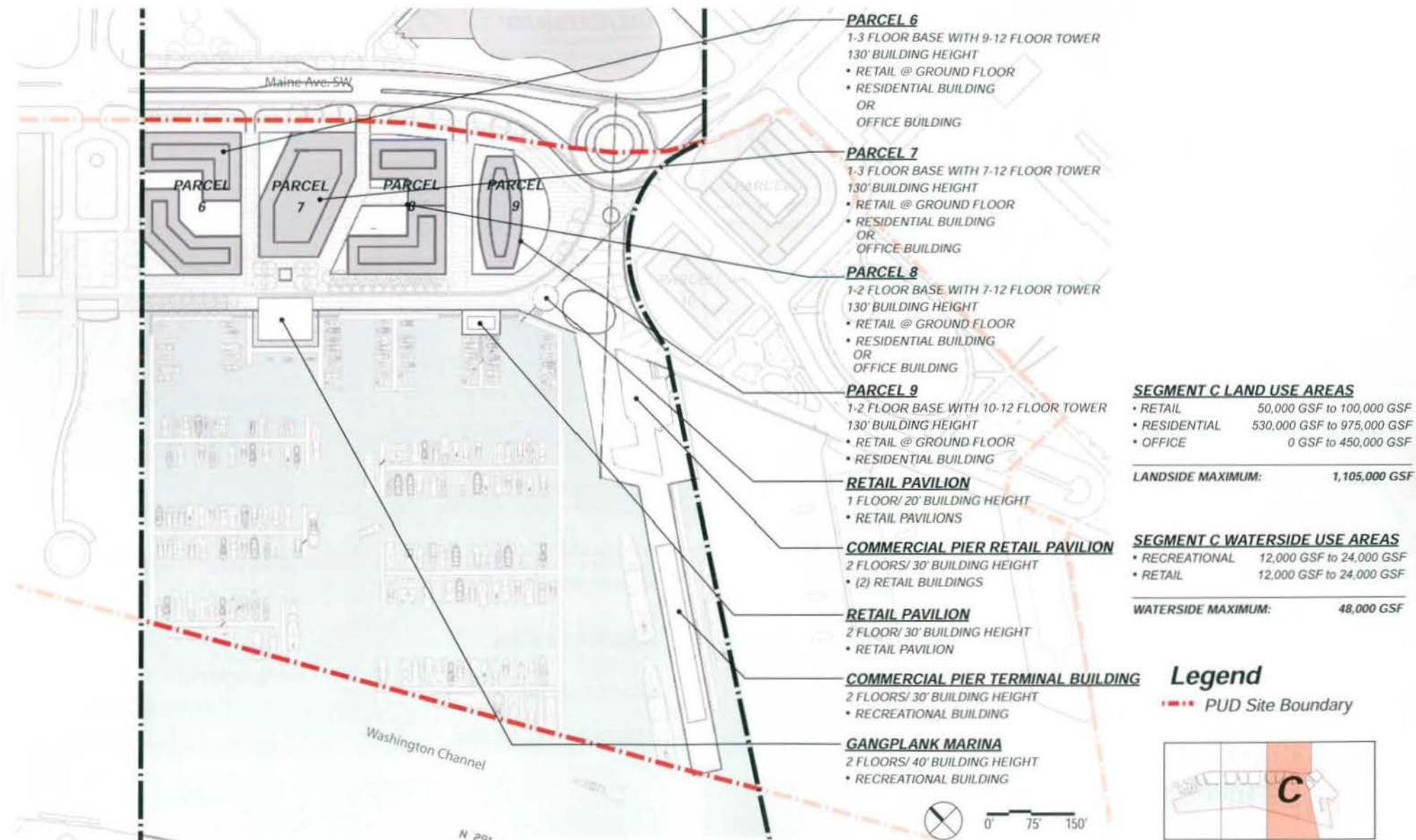
#### Legend

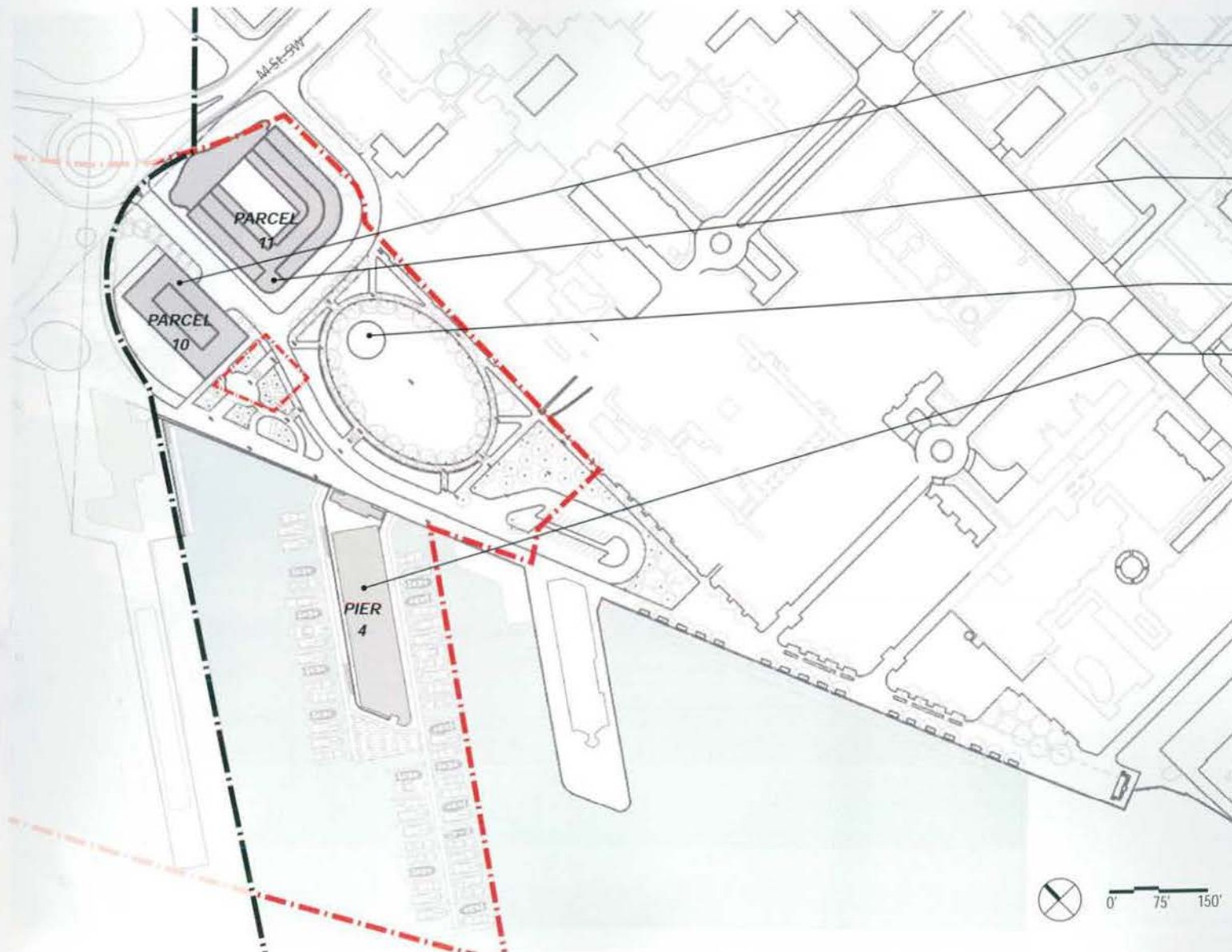
--- PUD Site Boundary



0' 75' 150'







#### **PARCEL 10**

- 1-2 FLOOR BASE WITH 3-5 FLOOR TOWER
- 60' TOTAL BUILDING HEIGHT
- RETAIL @ GROUND FLOOR
- OFFICE BUILDING OR RESIDENTIAL BUILDING

#### **PARCEL 11**

- 4 FLOORS
- 45' BUILDING HEIGHT
- CIVIC - CHURCH
- RESIDENTIAL BUILDING

#### **RETAIL PAVILION**

- 1 FLOOR/ 20' BUILDING HEIGHT
- RETAIL PAVILION

#### **PIER 4**

- 5 FLOORS/ 60' BUILDING HEIGHT
- RESIDENTIAL BUILDING

#### **SEGMENT D LAND USE AREAS**

- RETAIL 10,000 GSF to 30,000 GSF
- RESIDENTIAL 100,000 GSF to 150,000 GSF
- OFFICE 0 GSF to 50,000 GSF
- CIVIC (CHURCH) 15,000 GSF

**LANDSIDE MAXIMUM:** 185,000 GSF

#### **SEGMENT D WATERSIDE USE AREAS**

- RESIDENTIAL 0 GSF to 50,000 GSF

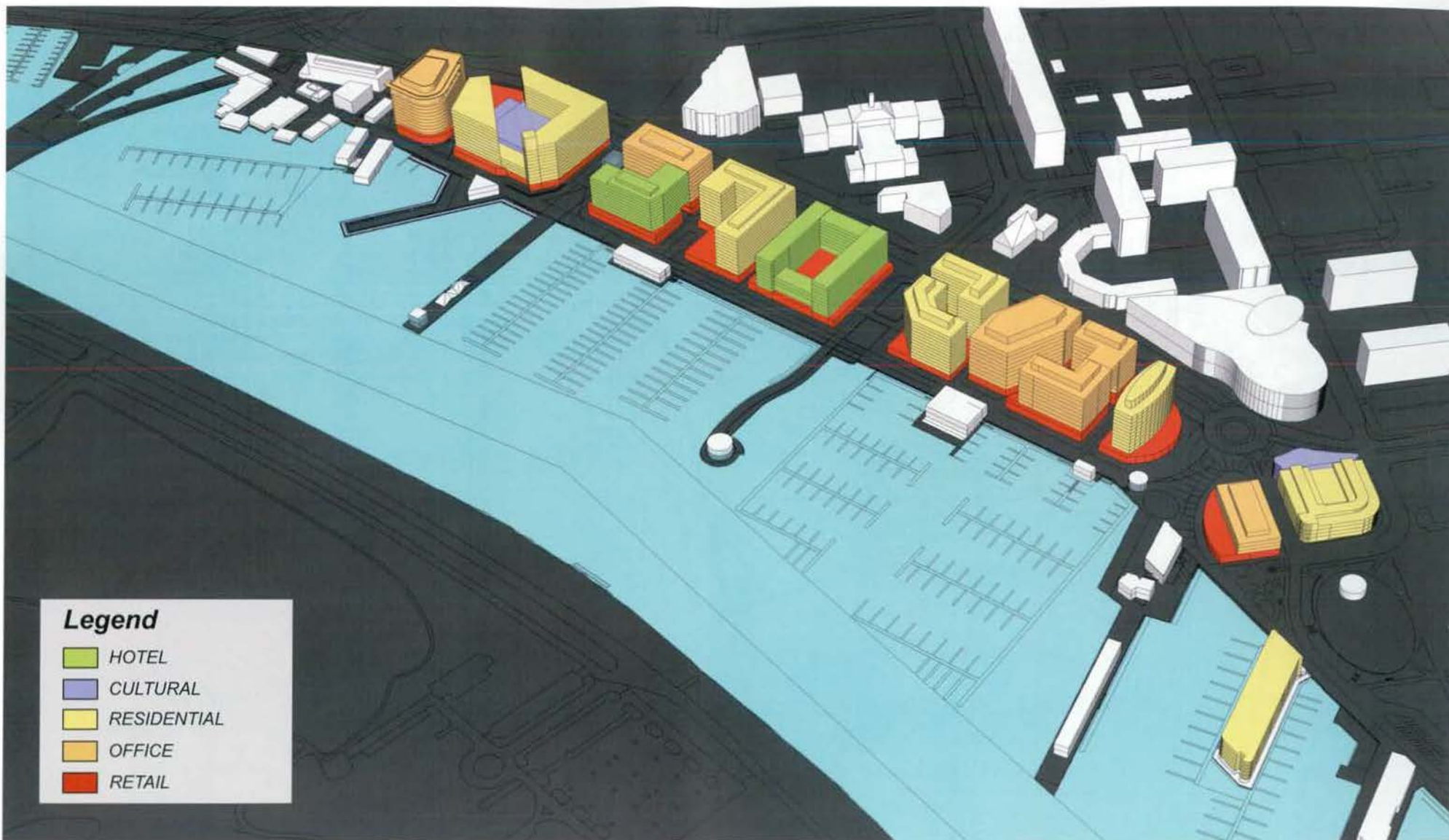
**WATERSIDE MAXIMUM:** 50,000 GSF

### **Legend**

--- PUD Site Boundary







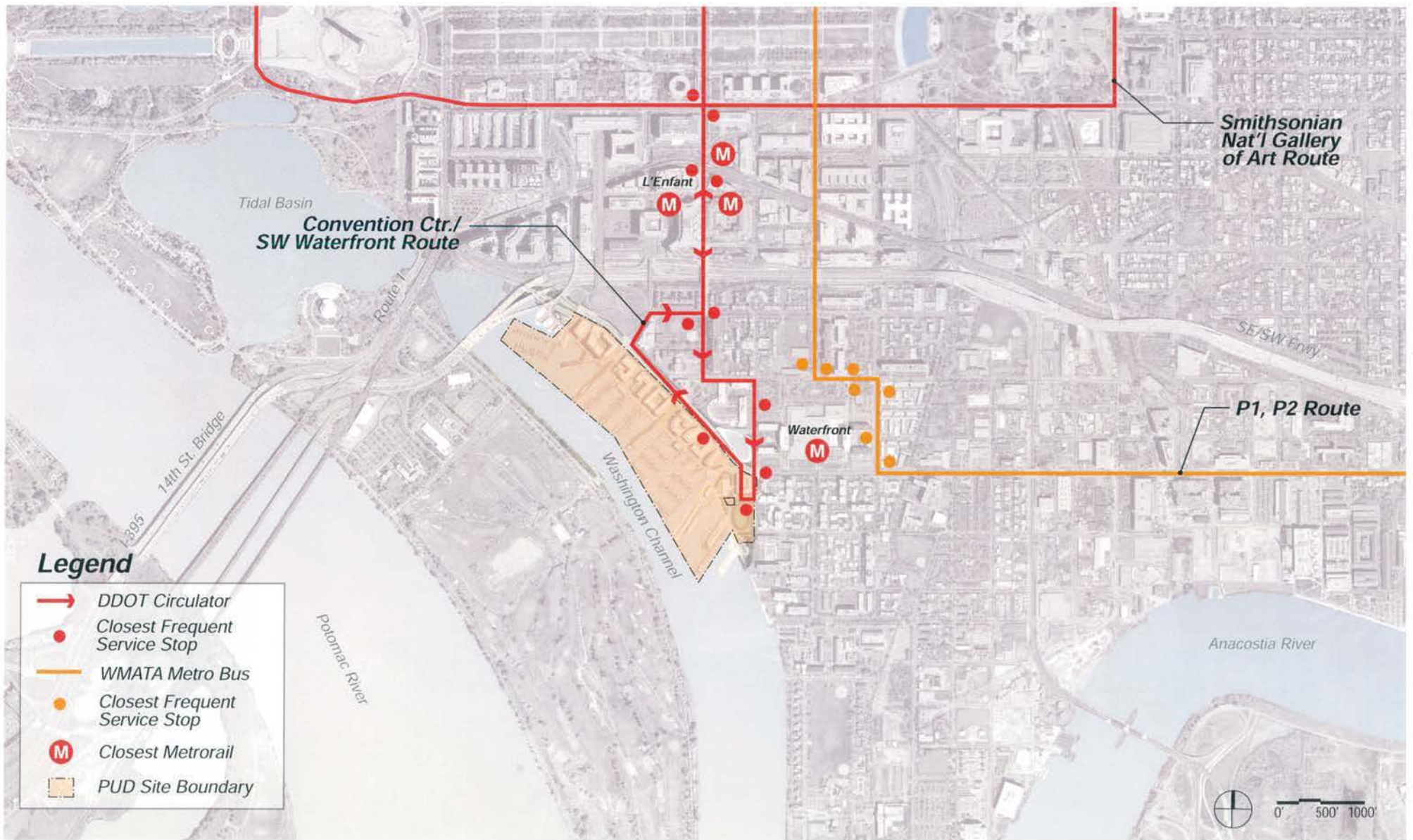
### Legend

- HOTEL
- CULTURAL
- RESIDENTIAL
- OFFICE
- RETAIL

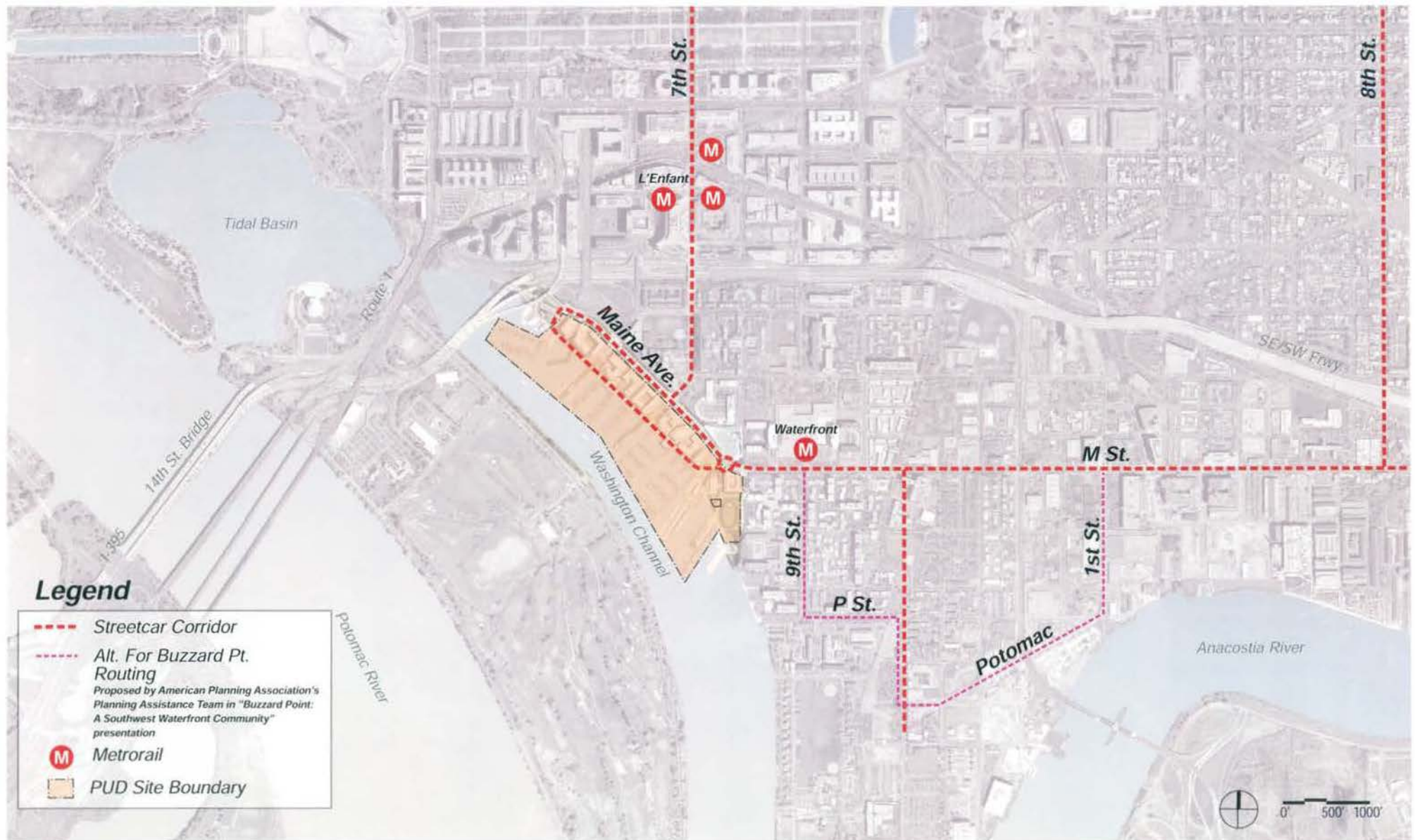
\*BUILDING MASSING SHOWN FOR PHASE 2 AND PHASE 3 MAY BE REFINED.

**Circulation**

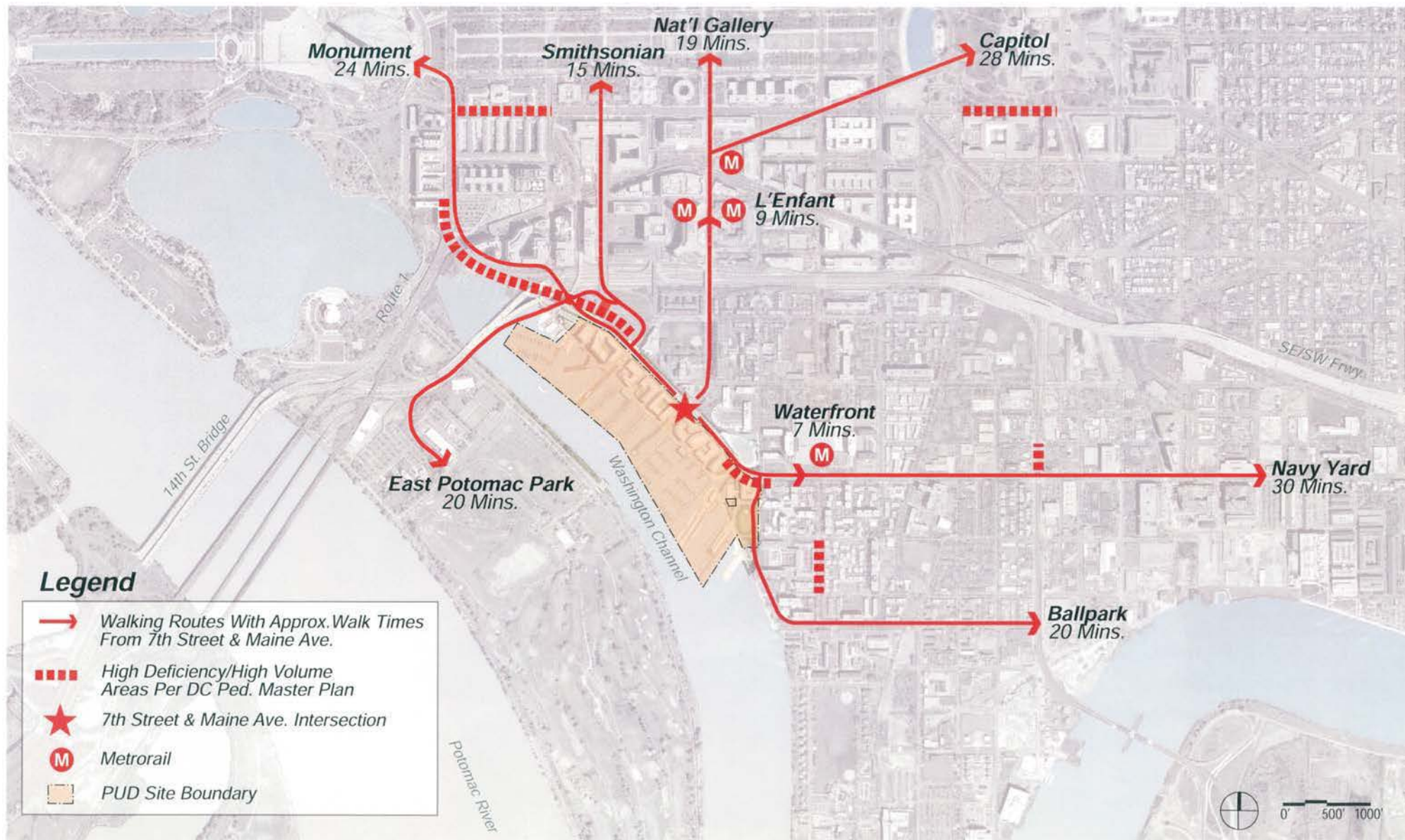




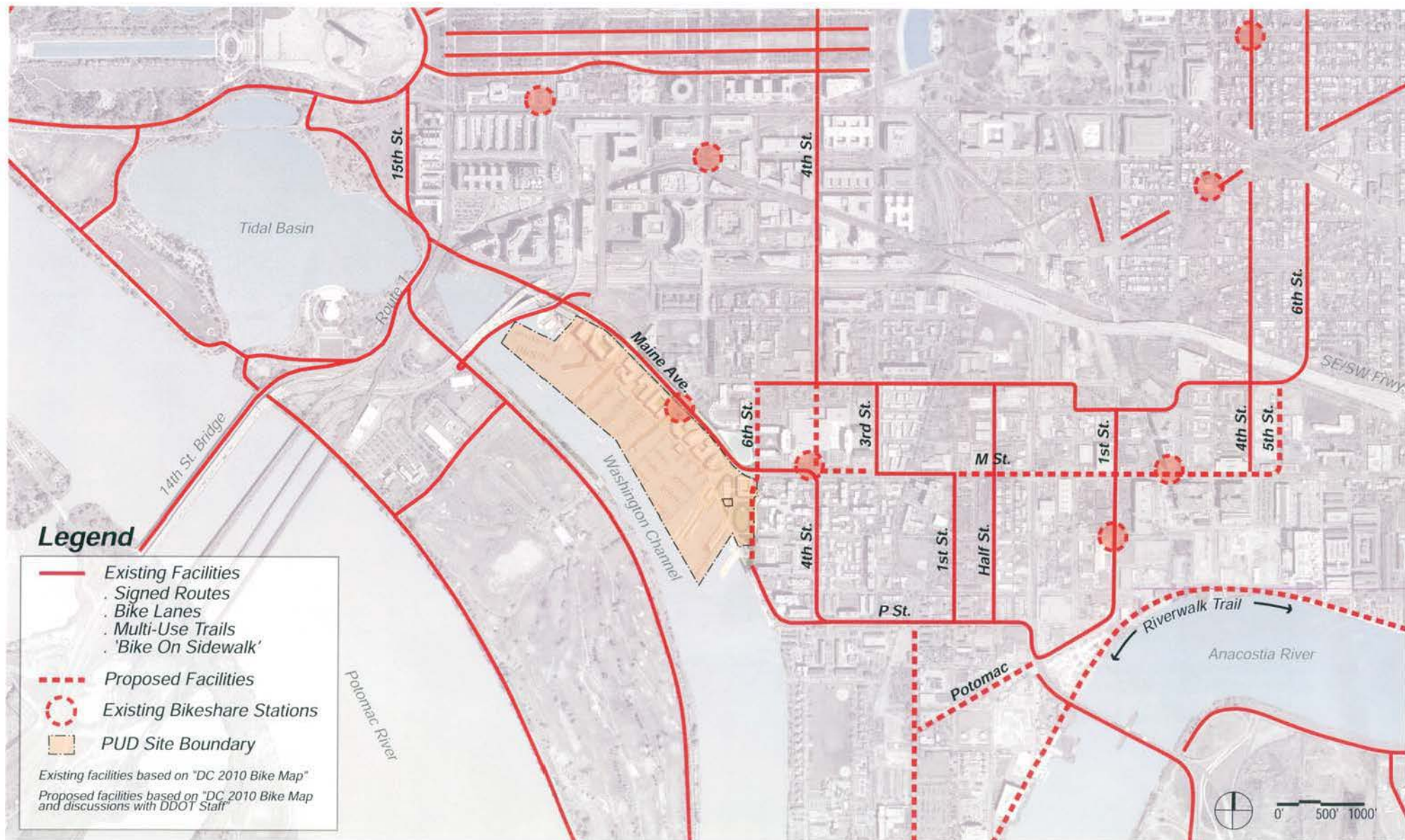




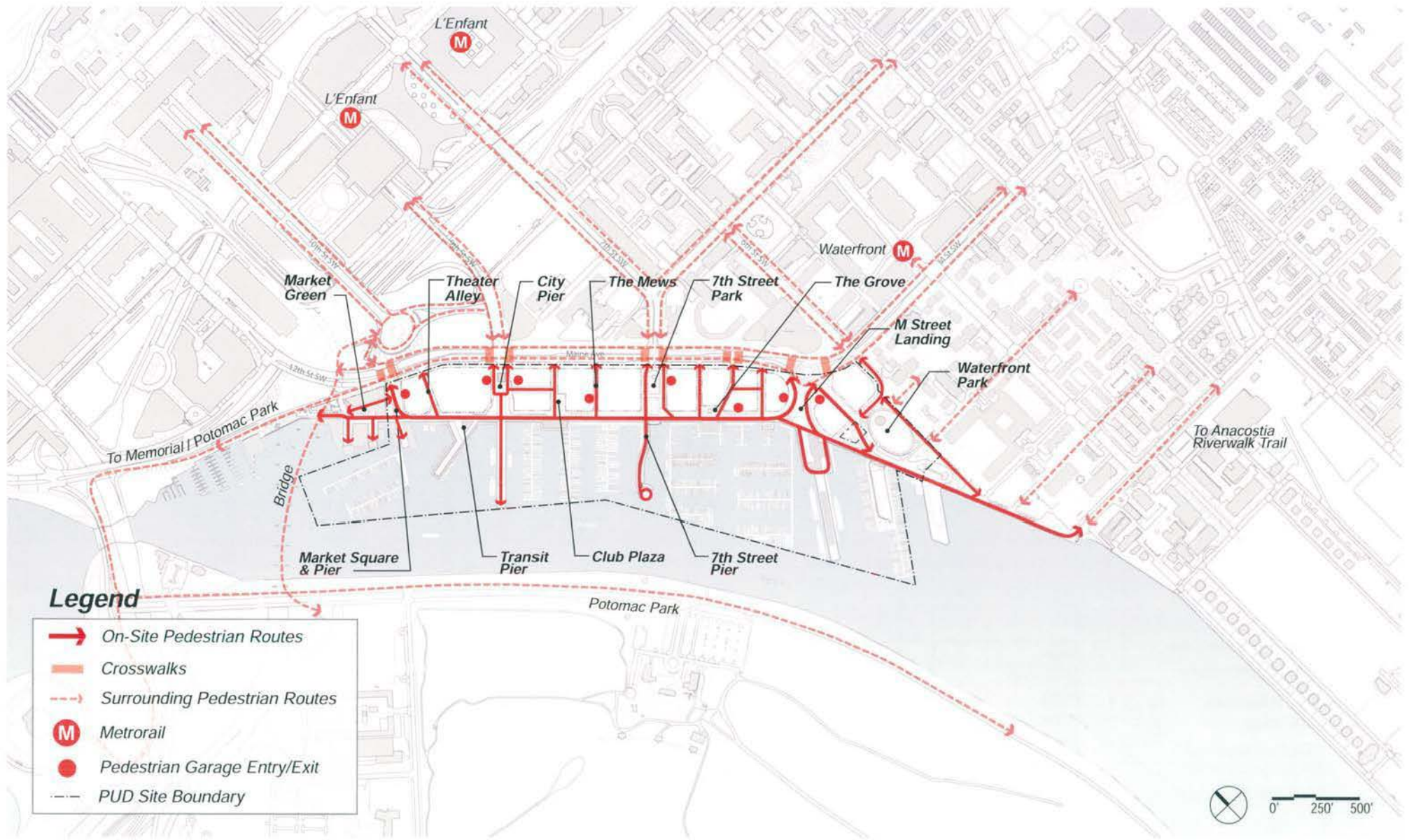


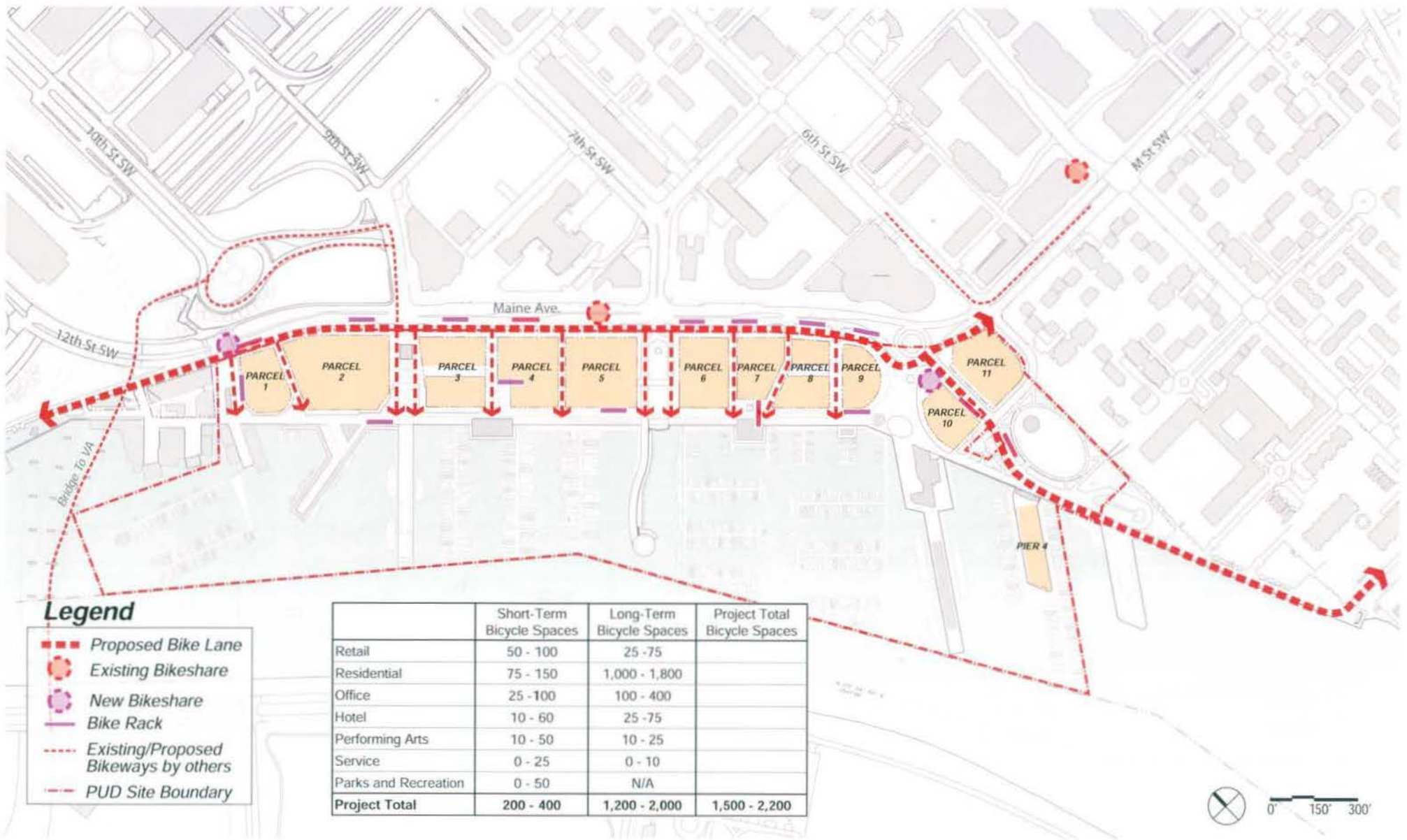










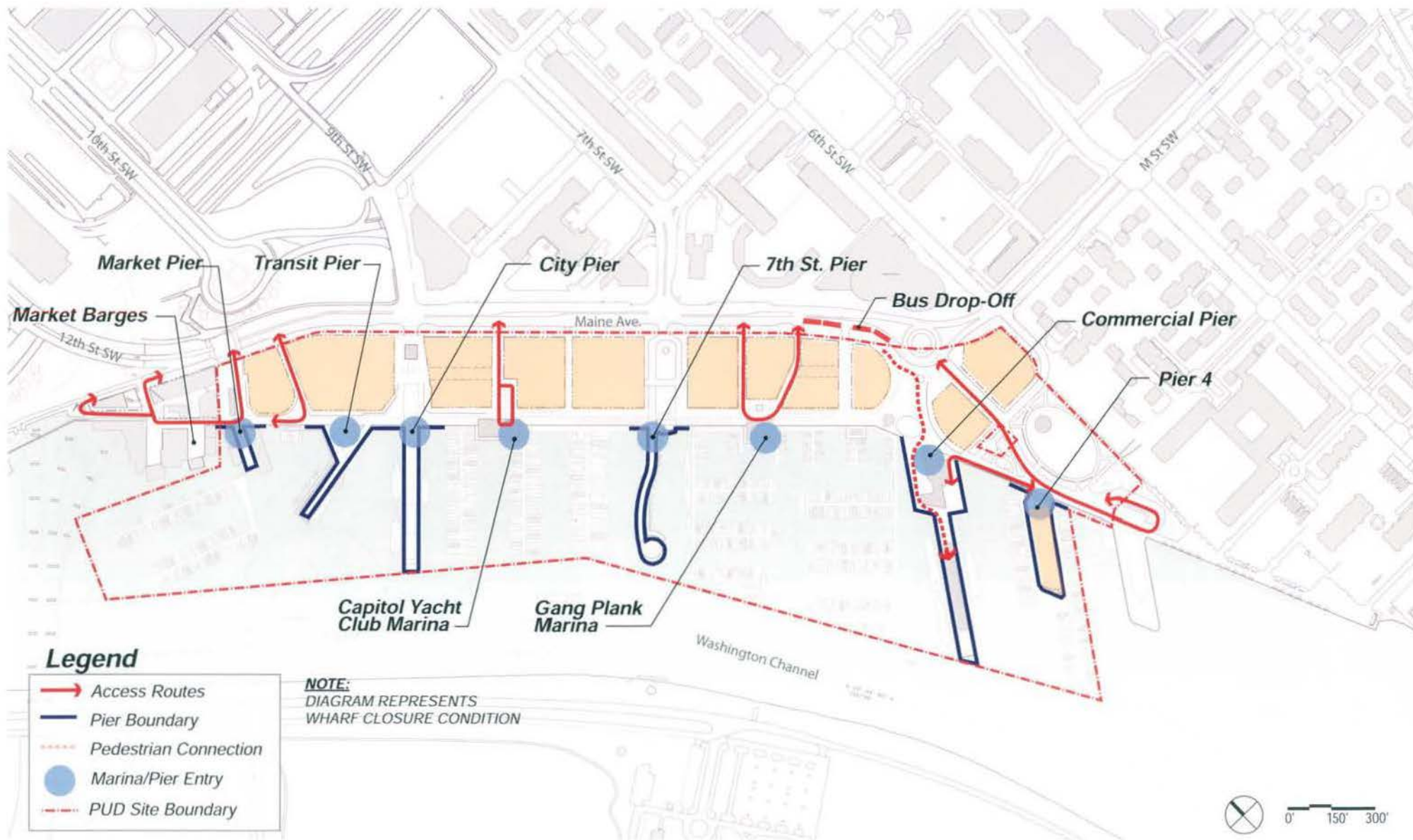






## JUNE 28, 2011

## 3.7





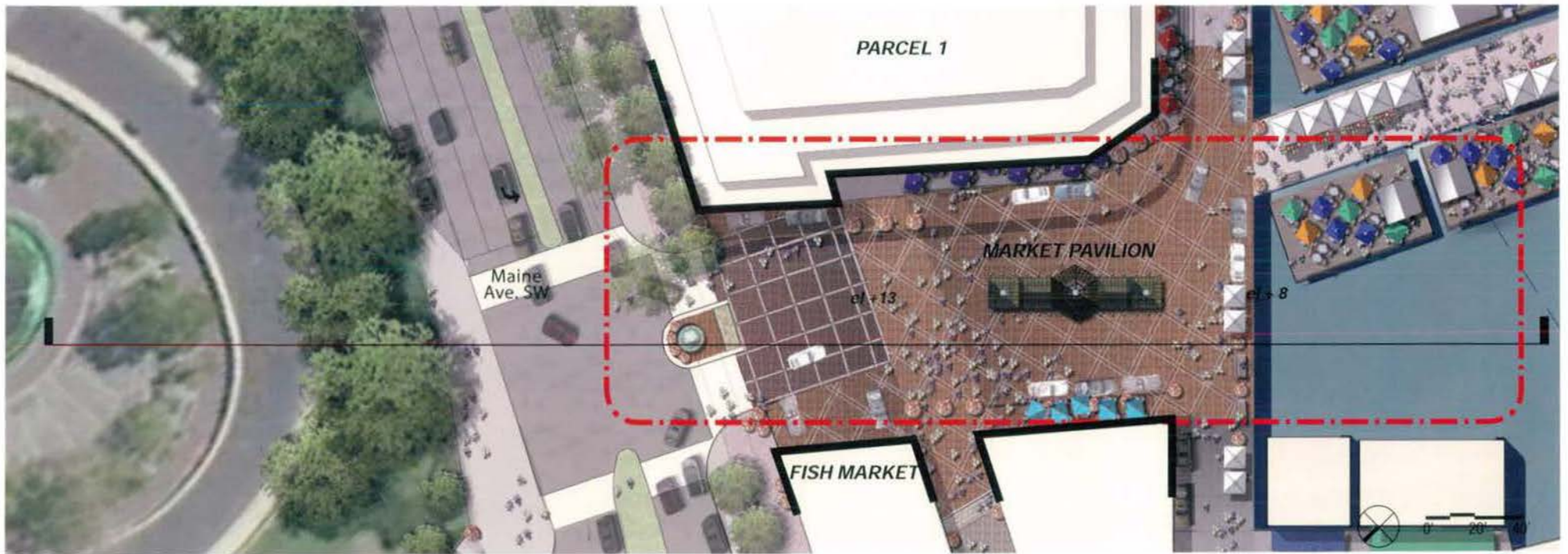


**PLAN OF TEMPORARY STAIRS TO BANNEKERS**



**SECTION THROUGH TEMPORARY STAIRS TO BANNEKERS**



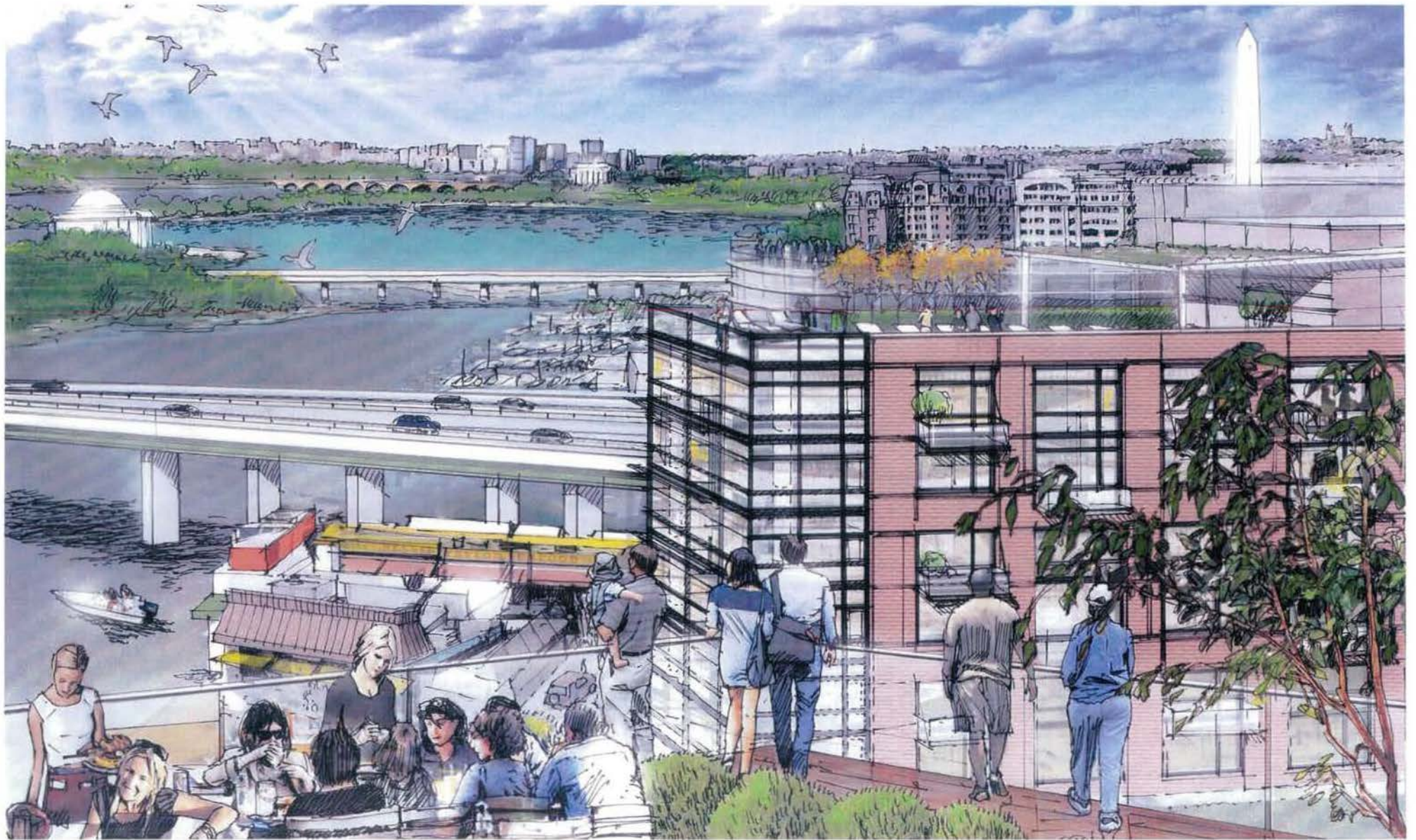


**MARKET PIER PLAN**

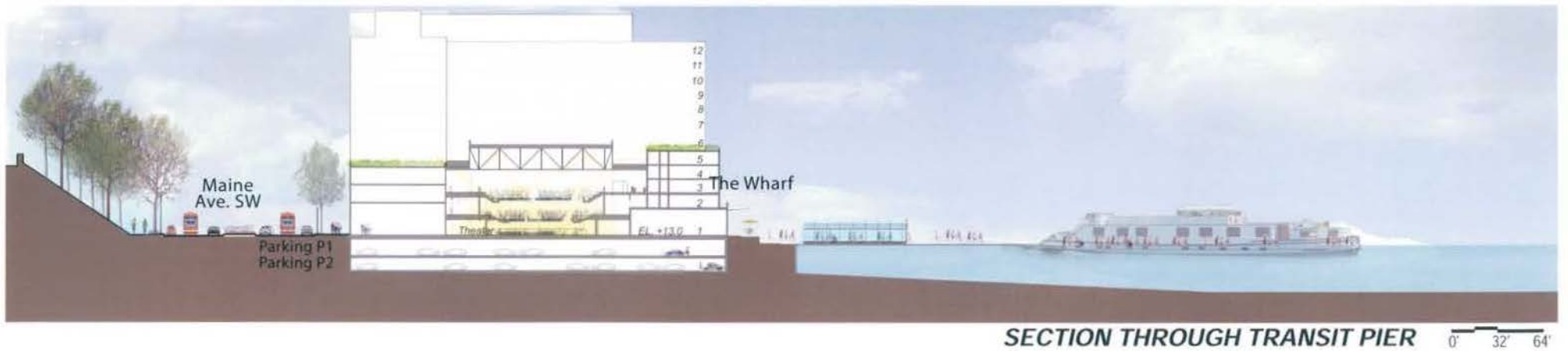


**SECTION THROUGH MARKET PIER**





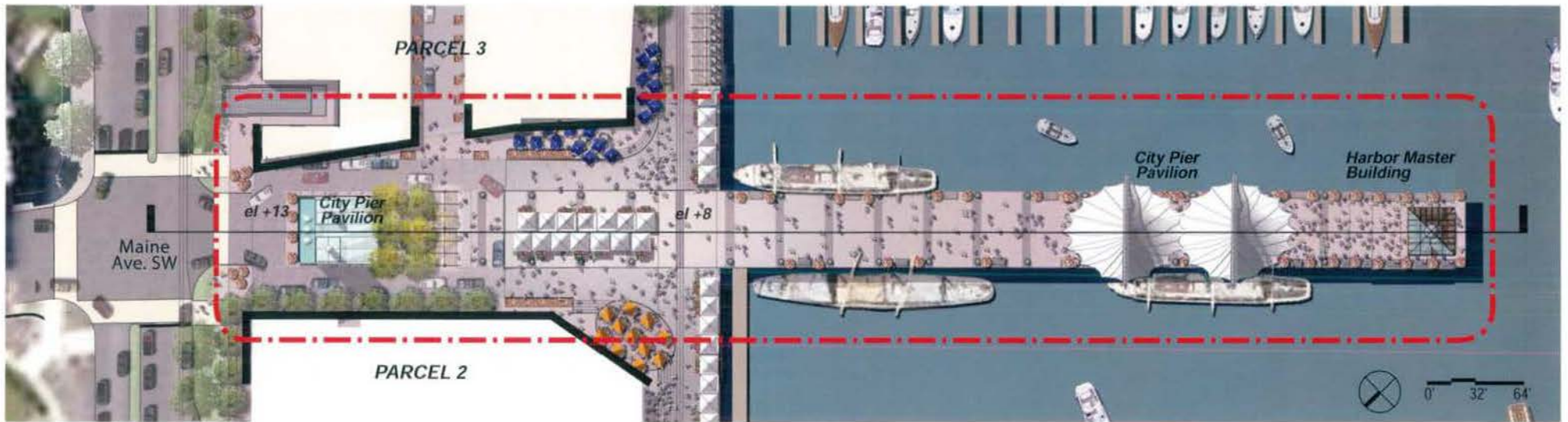










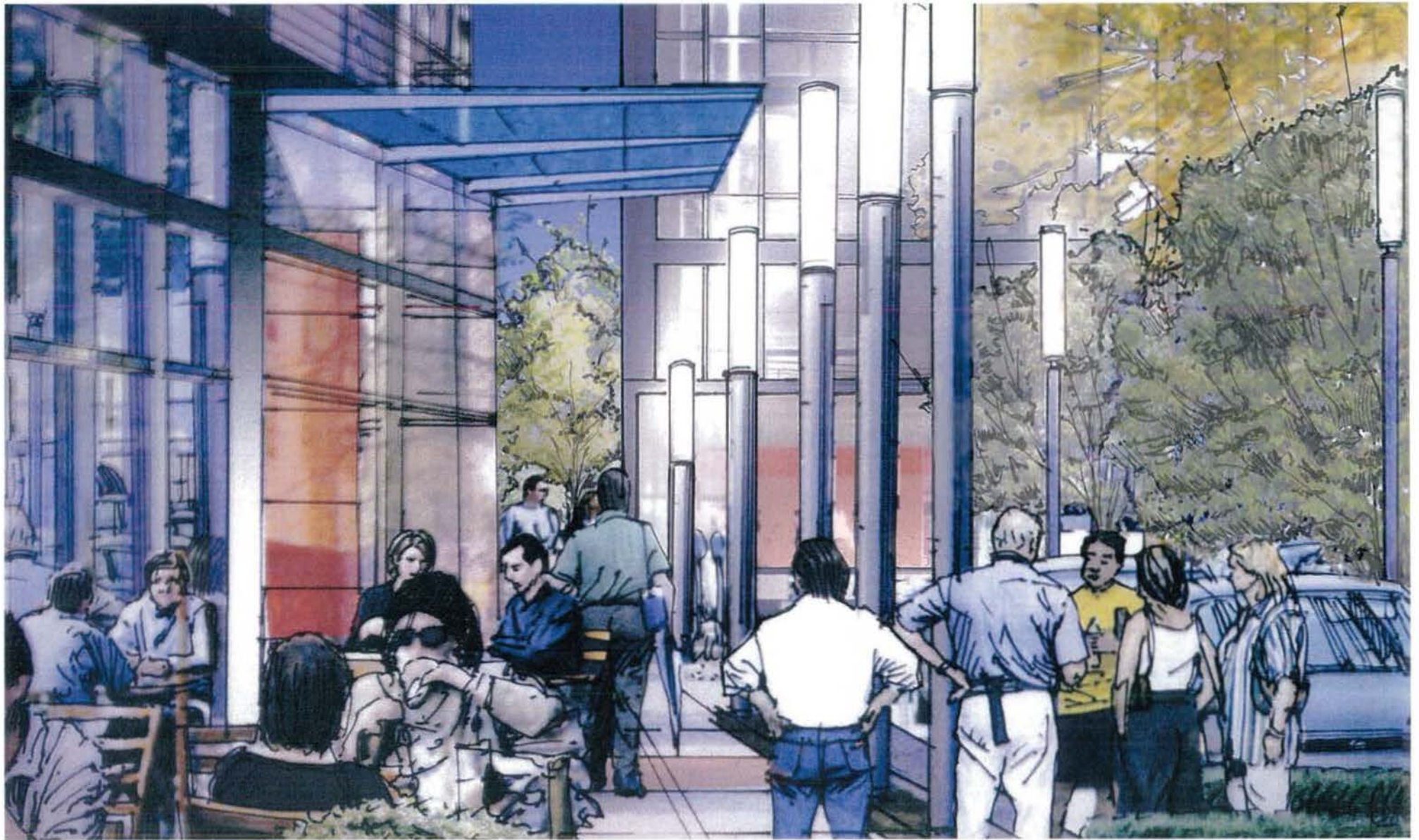


**CITY PIER PLAN**

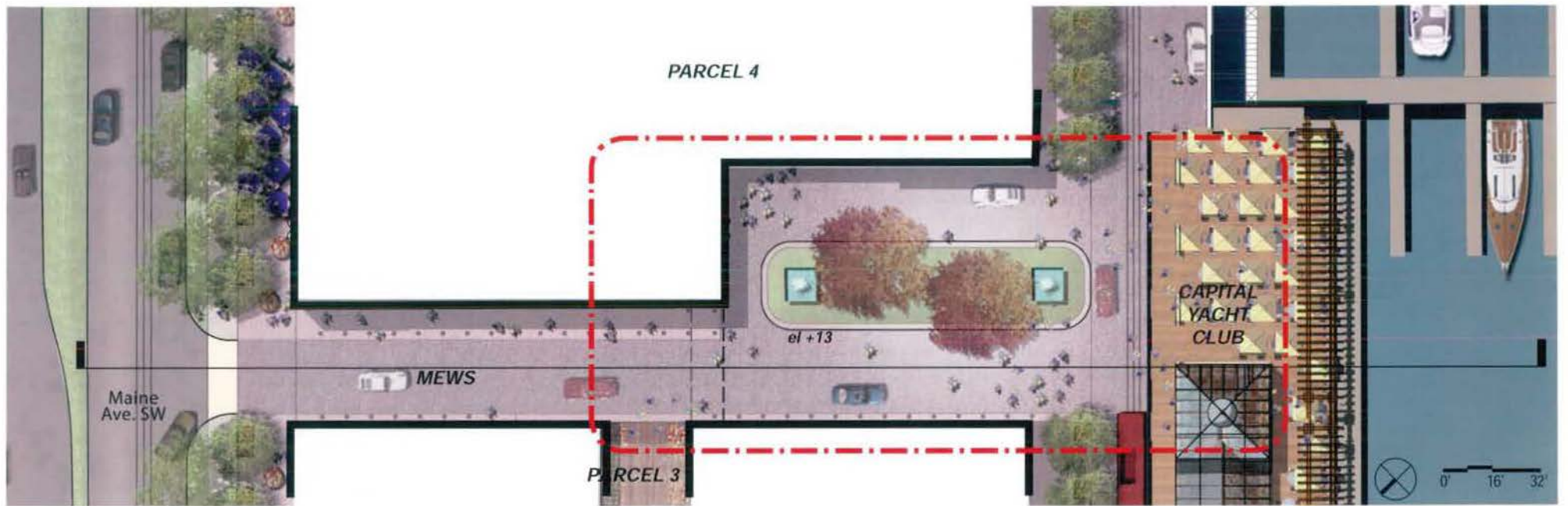


**SECTION THROUGH CITY PIER**







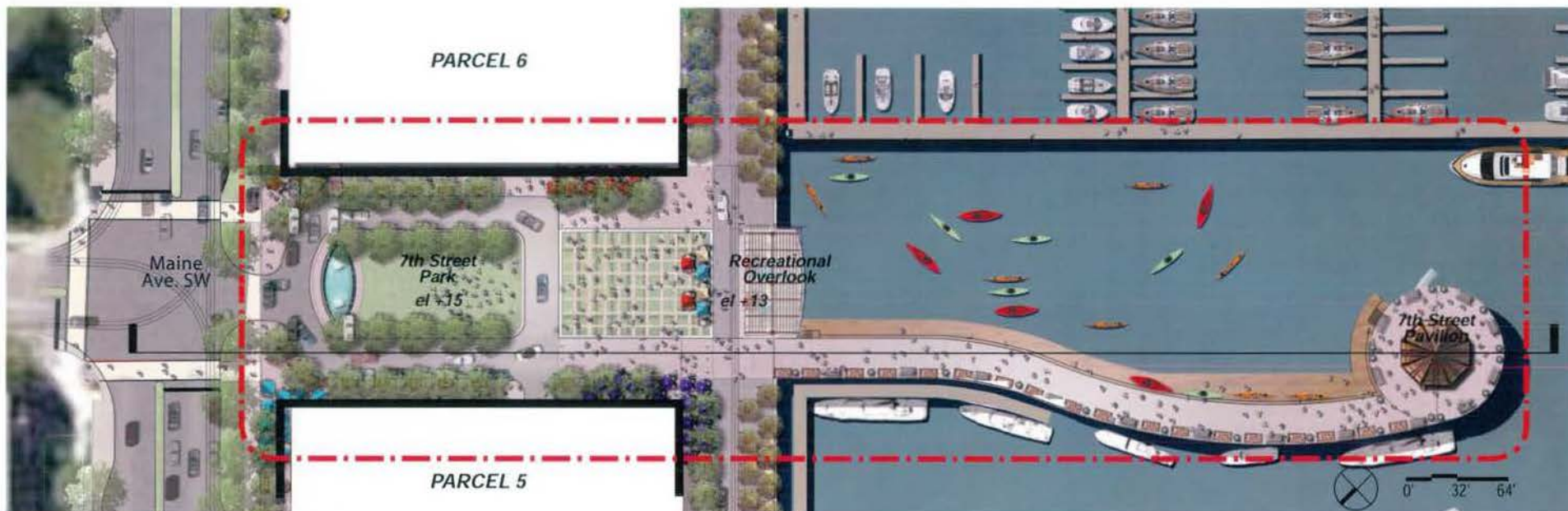


CLUB PLAZA PLAN



SECTION THROUGH CLUB PLAZA 0' 16' 32'





**7TH STREET PIER PLAN**



**SECTION THROUGH 7TH STREET PIER**



**THE GROVE PLAN**



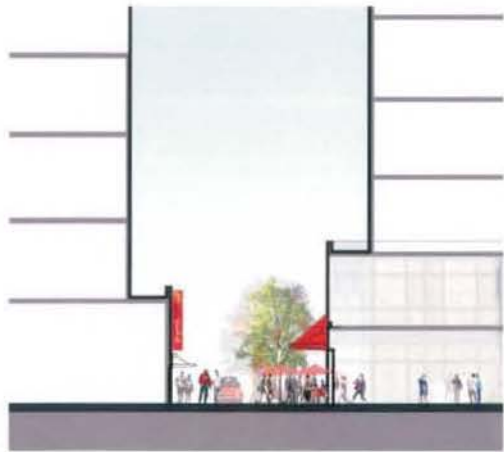
**SECTION THROUGH THE GROVE**

0' 16' 32'



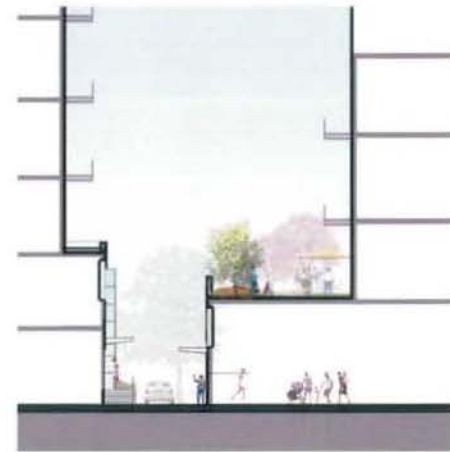


**TYPICAL MEWS PLAN**



**SECTION THROUGH COMMERCIAL MEWS**

0' 16' 32'



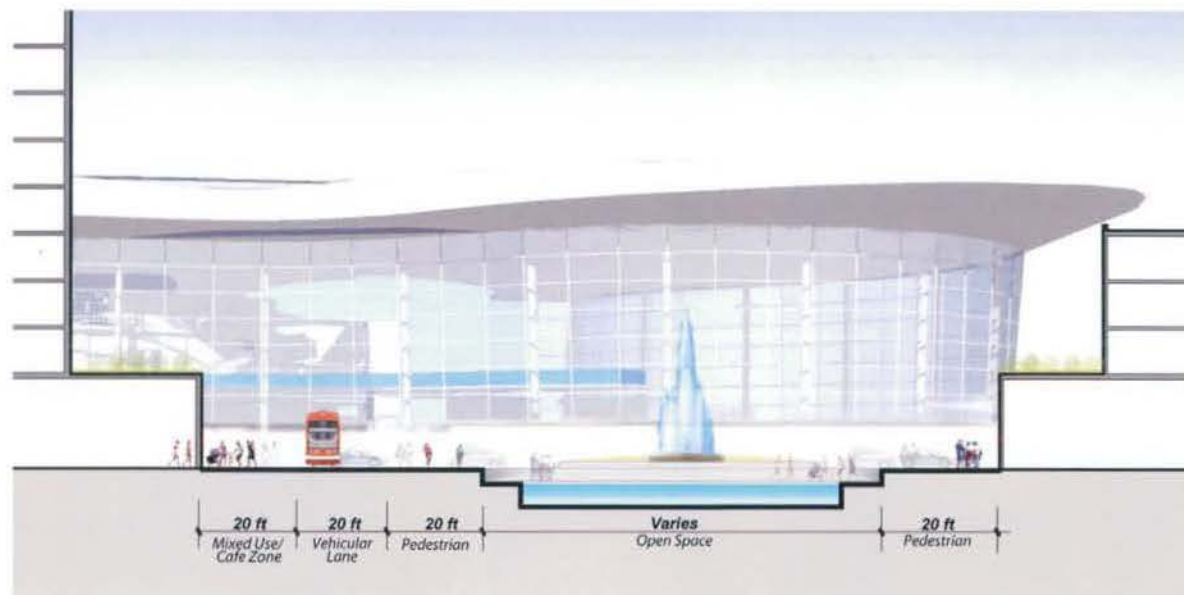
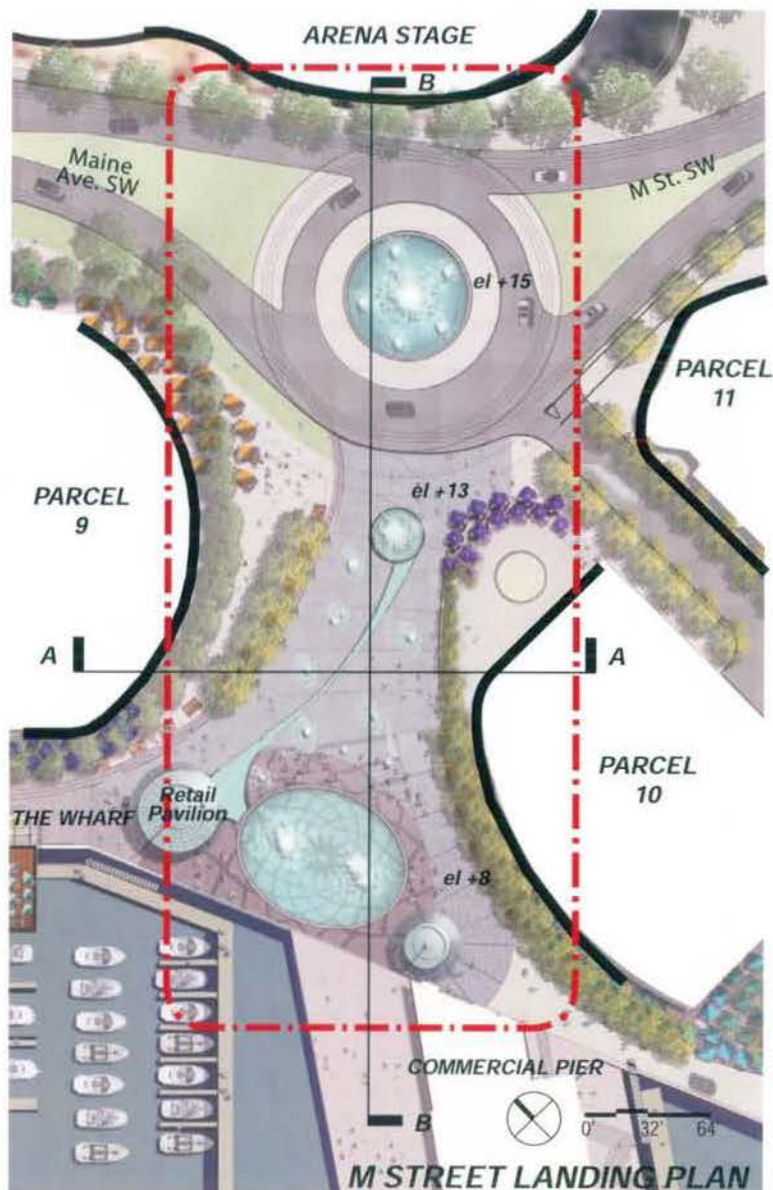
**SECTION THROUGH RESIDENTIAL MEWS**

0' 16' 32'









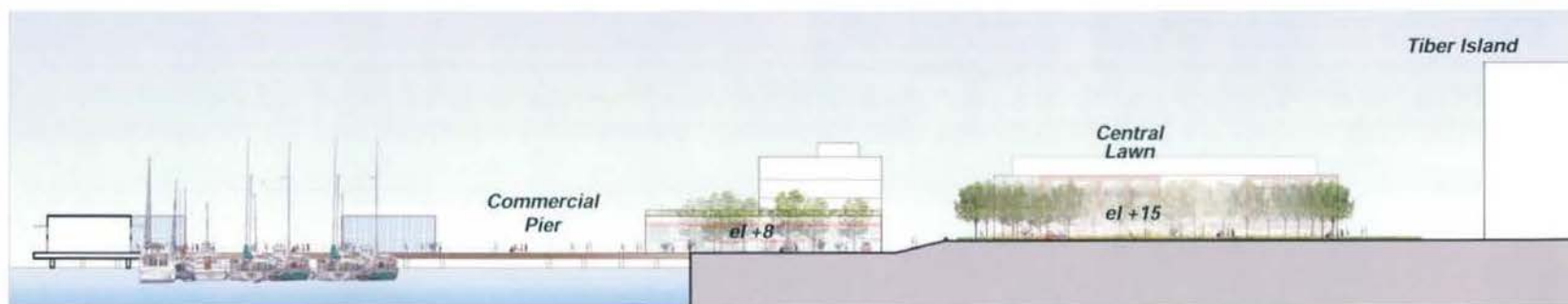








**WATERFRONT PARK PLAN**

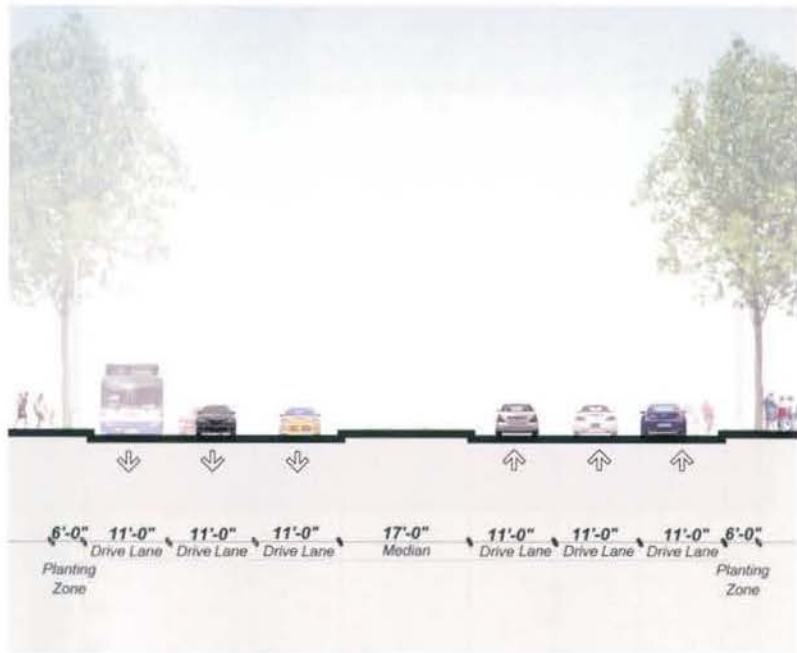
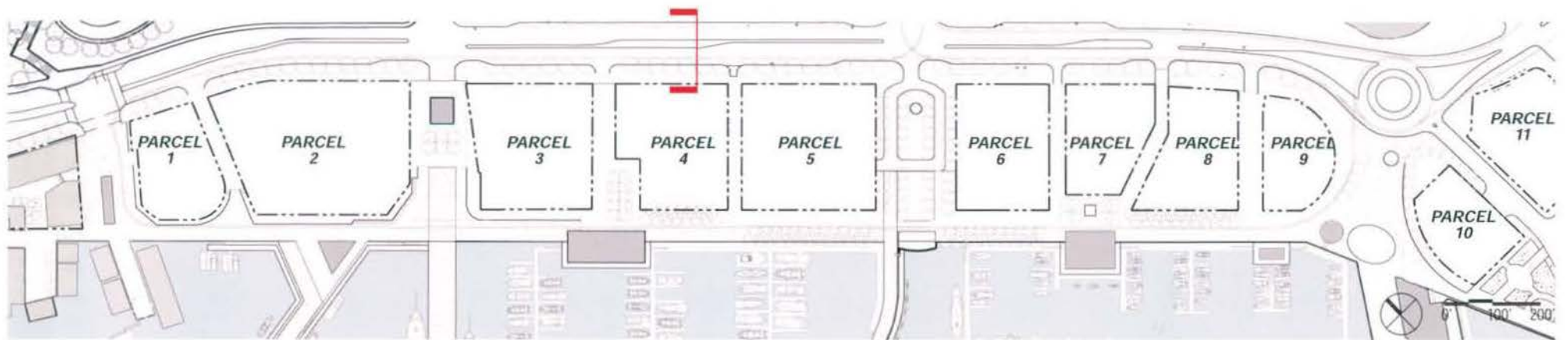


**SECTION THROUGH WATERFRONT PARK**

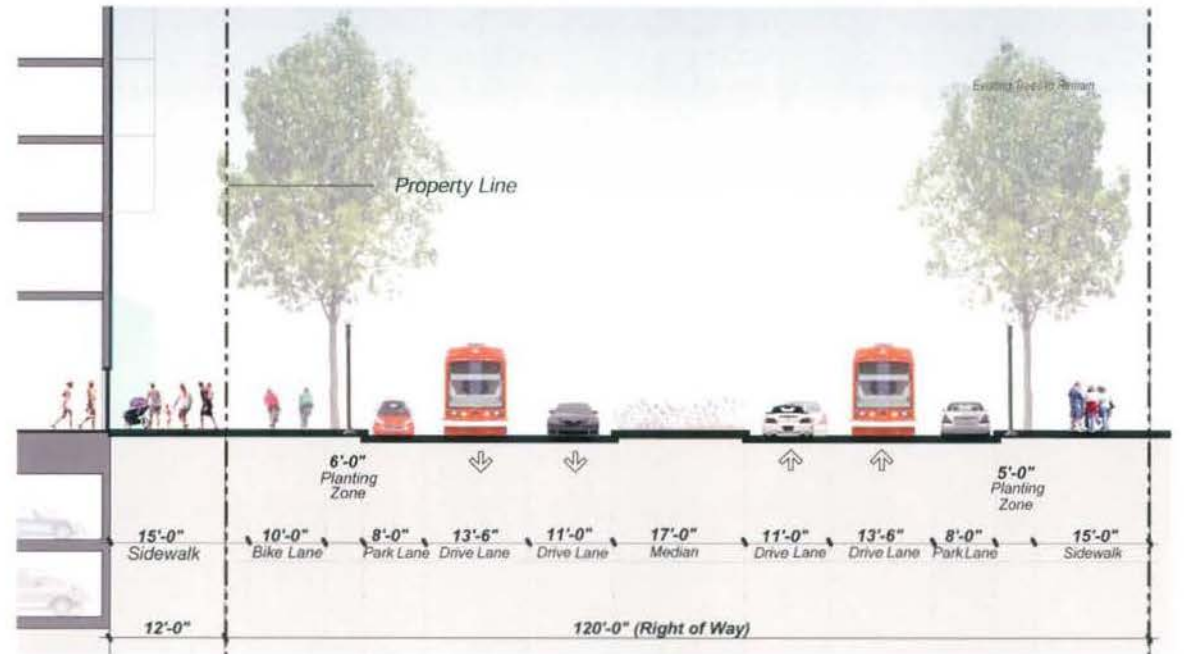








EXISTING SECTION THROUGH MAINE AVENUE



SECTION THROUGH MAINE AVENUE

